

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A regular meeting of the Council of the City of Vancouver was held on Tuesday, August 28, 1979, in the Council Chamber commencing at approximately 9:30 a.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Boyce, Ford, Gerard,
Harcourt, Little, Marzari,
Puil and Rankin

LEAVE OF ABSENCE: Alderman Kennedy

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer, read by the City Clerk.

'IN CAMERA' MEETING

The Council was advised there was an item to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Little,
SECONDED by Ald. Puil,

THAT the Minutes of the Regular Council Meeting of August 14, 1979, (with the exception of the 'In Camera' portion) be adopted after amendment as follows:

Page 20 - adding Ald. Bellamy's name to those opposed to Ald. Gerard's motion deferring the show cause hearing to the next meeting of Council.

Page 22 - that in respect of the motion by Ald. Little re Design of Boundary Road a comma be inserted after the word "further" and the words "be approved" be deleted.

- CARRIED UNANIMOUSLY

CONDOLENCES

MOVED by Ald. Little,
SECONDED by Ald. Rankin,

THAT Council express sincere regrets and condolence to the family of the late Mr. Robert James Nesbitt, employed in the City Engineering Department, who was recently accidentally killed whilst on duty.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
SECONDED by Ald. Ford,

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS1. Energy Conservation
- Proposed Conference

Council on August 14, 1979 deferred consideration of a letter from Ald. Gilbert from the City of Toronto proposing a conference on 'Energy in Citres' on January 31 and February 1, 1980. Alderman Gilbert requested support of the proposal.

MOVED by Ald. Harcourt,

THAT the City of Vancouver support the proposed conference and authorize up to two staff members and two members of Council to attend.

FURTHER THAT a City of Vancouver position paper be prepared and information on the agenda for the conference be requested as soon as possible.

- CARRIED

(Aldermen Little and Puil opposed)

2. Traveller's Hotel
57 West Cordova Street

At the last meeting of Council the business license for the beer parlour of the Traveller's Hotel was suspended for one week and the staff was asked to report back to this meeting on what action had been taken to improve the management of this hotel. In this regard a memorandum dated August 27, 1979 from the Director of Permits and Licenses to the City Manager was noted as follows:

"City Council at its meeting on August 14, 1979, suspended the Business License for the Beer Parlour of the above hotel for a period of one week, effective from that date. At that time the Council instructed that City staff report on what action had been taken to improve the management of the hotel.

Inspectors from our department have carried out checks of the residential portion of the above premises and they report that:

1. The general maintenance of the halls and other common areas has been improved.
2. The regularity of removal of refuse from hallways, stairways, etc., has been improved and is now satisfactory.
3. Qualified exterminators have been spraying various rooms to rid them of cockroaches and a follow-up spraying program is to be carried out by them.
4. The storage room (110) that has been causing a problem has now been cleaned up.
5. The installation of baseboard mouldings that had been ordered has been completed.

The manager of the hotel indicated his willingness to co-operate with the City and his actions in recent days substantiate this.

In the past, the major problem in this building appears to have been one of lack of vigilant management. If the present level of control can be maintained, the problems that have been present in this hotel should diminish. Regular rechecks of the premises will be made to ensure that the higher management level is kept up.

cont'd.....

Regular Council, August 28, 1979

3
12

UNFINISHED BUSINESS (Cont'd)

Traveller's Hotel, 57 West Cordova Street (cont'd)

Having regard to the present condition of the hotel, the amount of maintenance work that has been and is being done, as well as the improved level of co-operation, we feel justified in recommending to the Medical Health Officer that a further sixty (60) day Interim Operator's Permit be issued to expire on October 31, 1979, with the full understanding that if the management or maintenance situation deteriorates at any time between now and that date, the Permit will be cancelled and closure action taken immediately. The Director of Environmental Health concurs with this recommendation."

MOVED by Ald. Rankin,

THAT Mr. Setynski of the Traveller's Hotel be asked to appear before Council at its next meeting to show cause why his business license for the beer parlour of the hotel at 57 West Cordova Street should not be suspended.

FURTHER THAT a further report from the Chief Constable detailing any problems and allegations be made available at that time.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Carnegie Centre

The Council considered a number of delegation requests that had been received with respect to the Carnegie Centre and which topic is the subject of reports from a joint meeting of Community Services and Finance and Administration Committees and from the City Manager.

MOVED by Ald. Rankin,

THAT this whole matter be deferred to the next meeting of the Council and the delegations be heard at that time.

- CARRIED UNANIMOUSLY

2. Governmental Review Commission
Request for Additional Funds

Council considered a request from the Chairman of the Governmental Review Commission for additional funds in the amount of \$16,825 to permit the Commission to continue its review of the city's governmental system and other matters.

MOVED by Ald. Little,

THAT the request of the Governmental Review Commission for an additional \$16,825 be approved, the funds being appropriated from Contingency Reserve.

- CARRIED UNANIMOUSLY

cont'd.....

COMMUNICATIONS OR PETITIONS (Cont'd)

3. Appointment of Civic Chaplain

MOVED by Ald. Puil,

THAT as recommended by the Mayor in his memorandum dated August 23, 1979, Major H. Tilley of The Salvation Army be appointed Civic Chaplain for September and October, 1979.

- CARRIED UNANIMOUSLY

4. VanDusen Gardens:
Proposed New Development

Council noted delegation requests from the Upper Shaughnessy Homeowners' Association, Mr. Ian Bain, private citizen, and Vancouver Botanical Gardens Association wishing to address Council with respect to development in VanDusen Gardens. The subject is contained in the report of the City Manager which is before Council this day.

MOVED by Ald. Little,

THAT the delegations be heard when the Park Board will be reporting to Council on the long range concept and current status of VanDusen Gardens development.

- CARRIED UNANIMOUSLY

5. Harbour Park Site

The Council noted a number of delegation requests to address Council re the Harbour Park Site which subject is contained in a report from the Planning and Development Committee dated August 16, 1979 (clause 3).

When considering this matter the Council also noted a letter dated August 23, 1979 from the Park Board in which the Board has requested deferment pending further review of the matter.

MOVED by Ald. Boyce,

THAT recommendations A, B and D as contained in the Committee's report be deferred pending further discussions with the Park Board at a special meeting, at which time delegations will be heard.

CARRIED

(Aldermen Gerard, Harcourt and Puil opposed)

MOVED by Ald. Little,

THAT recommendation C as contained in the Committee's report and reading as follows, be approved

'That the existing lease at the foot of Denman Street to Schaeffer's Marina Ltd. be terminated and that the marina repair operation be incorporated within the present short-term lease to Harbour Ferries Ltd.'

- CARRIED UNANIMOUSLY

cont'd....

COMMUNICATIONS OR PETITIONS (Cont'd)

6. Expropriation of certain Lots
E/S Cromwell Street, South of
Ellis Street - Delegation Request

Council noted a letter dated August 23, 1979 from Spools Lumber & Building Supply Ltd. requesting to address Council this day with respect to expropriation of its property as contained in the Manager's report dated August 24, 1979 (Property Matters).

MOVED by Ald. Rankin,

THAT the delegation request of Spools Lumber & Building Supply Ltd. be granted.

- CARRIED UNANIMOUSLY

7. Appeal of Council's decision
re relocation of Firehall No. 22

In a letter dated August 17, 1979 the Marpole-Oakridge Community Association appealed the decision of Council of July 24, 1979 to relocate Firehall No. 22 on the North-East corner (59th & Fremlin) of Oak Park. The organization requested planning and development of the site to cease until its appeal was heard before Council.

MOVED by Ald. Marzari,

THAT the letter from the Marpole-Oakridge Community Association be received and filed.

- CARRIED

(The Mayor opposed)

Regular Council, August 28, 1979 6 785

CITY MANAGER'S REPORTS

A. MANAGER'S GENERAL REPORT AUGUST 24, 1979

Works & Utility Matters (August 24, 1979)

The Council considered this report which contains six clauses identified as follows:

- Cl. 1: Closure of the Lane South of 5th Avenue between Commercial Drive and the Lane West of Commercial Drive Abutting Lot D of Lots 84 and 85, Block 145, D.L. 264A
- Cl. 2: Lease of portion of Pacific Street between Seymour Street and the Lane East Abutting Lot 19, Block 114, D.L. 541
- Cl. 3: Sewer Reconstruction in the Lane South of 41st Avenue from Knight Street to Lanark Street
- Cl. 4: Sewer Reconstruction on Wall Street from Nanaimo Street to Powell Street and on Powell Street from Wall Street to Victoria Drive
- Cl. 5: Hastings Street Improvement
- Cl. 6: Opening of the Lane South of 7th Avenue Between Laurel Street and Willow Street

Clauses 1 - 6 inclusive

MOVED by Ald. Bellamy,

THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3, 4, and 6 of this report be approved; and

FURTHER THAT the recommendation of the City Manager, as contained in clause 5 of this report be approved after amending Recommendation (b) to read as follows:

"Council authorize the City Engineer to take whatever steps are necessary to recover the costs of the above works from the owners."

- CARRIED UNANIMOUSLY

Building & Planning Matters (August 24, 1979)

The Council considered this report which contains ten clauses identified as follows:

- Cl. 1: Exterior Alterations to 1151 West 8th Avenue Development Permit No. 83624 (Minor Amendment)
- Cl. 2: Mt. Pleasant N.I.P. - Cost Overruns on Closure of East 10th Avenue
- Cl. 3: Champlain Heights - Enclave 14 - Lease
- Cl. 4: Grandview-Woodland N.I.P.: Learning Resources Centre
- Cl. 5: Grandview-Woodland N.I.P.: Appropriation of Funds for Land for Co-op Housing
- Cl. 6: Street Names - False Creek - Phase 2
- Cl. 7: Mt. Pleasant N.I.P. Appropriation of Balance of Funds
- Cl. 8: Riley Park Neighbourhood Improvement Program Six Month Progress Report #4
- Cl. 9: Mt. Pleasant N.I.P. Appropriation: Robson Park Clubhouse
- Cl. 10: Grandview-Woodland N.I.P. Appropriation: Grandview Park Improvements

Cont'd . . .

Regular Council, August 28, 1979 7 786

CITY MANAGER'S REPORTS (Cont'd)

Building & Planning Matters
(August 24, 1979) (Cont'd)

Clauses 1 - 10 inclusive

MOVED by Ald. Gerard,

THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 of this report be approved.

- CARRIED UNANIMOUSLY

(Alderman Harcourt was excused from voting on clause 4, as he was indirectly involved.)

Fire & Traffic Matters
(August 24, 1979)

Pacific Centre Garage -
Management Agreement
(Clause 1)

MOVED by Ald. Little,

THAT the recommendation of the City Manager, as contained in this clause be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(August 24, 1979)

The Council considered this report which contains seven clauses identified as follows:

- Cl. 1: Central Records Management Program
- Cl. 2: Federal Employment Program - Canada Works - Phase IV (1979-80)
- Cl. 3: Alterations to the Lobby of the Operations Building, Manitoba Yard
- Cl. 4: Fire Dispatch Centre
- Cl. 5: 1979 Supplementary Capital Budget
- Cl. 6: Interest Rate on Property Tax and Business Tax Arrears
- Cl. 7: Vancouver Indian Centre - Administration of Grant

Central Records Management Program
(Clause 1)

In considering this clause it was suggested that the officials also examine the feasibility of utilizing the City's computer in respect of storing records.

MOVED by Ald. Little,

THAT this clause be received for information and the City Clerk and the City Manager report back to Council on a microfilming program for civic departments and related boards, but having regard to the program referred to in the City Clerk's report.

- CARRIED UNANIMOUSLY

Cont'd . . .

CITY MANAGER'S REPORTS (Cont')

Finance Matters
(August 24, 1979) (Cont'd)

Federal Employment Program - Canada Works -
Phase IV (1979-80)
(Clause 2)

MOVED by Ald. Puil,
THAT, as recommended by the City Manager, the Council not
submit an application for Phase IV - Canada Works 1979.

- CARRIED

(Aldermen Boyce and Little opposed.)

Clauses 3 - 7 inclusive

MOVED by Ald. Carard,
THAT the recommendations of the City Manager, as contained
in clauses 3, 4, 5, 6, and 7 of this report be approved.

- CARRIED UNANIMOUSLY

Personnel Matters
(August 24, 1979)

The Council considered this report which contains two
clauses identified as follows:

- Cl. 1: Hearing Testing - Outside Workers
- Cl. 2: Equal Employment Opportunities - Review
of External Training Program

Hearing Testing - Outside Workers
(Clause 1)

MOVED by Ald. Bellamy,
THAT the recommendation of the City Manager, as contained
in this clause be approved.

- CARRIED UNANIMOUSLY

Equal Employment Opportunities - Review
of External Training Program
(Clause 2)

MOVED by Ald. Marzari,
THAT the recommendation of the City Manager, as contained
in this clause be approved.

- CARRIED

(Alderman Puil opposed.)

CITY MANAGER'S REPORTS (Cont'd)

Property Matters
(August 24, 1979)

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Lease of 1581 West Fourth Avenue
- Cl. 2: Establishing a portion of City owned property at King Edward and Carolina for road purposes
- Cl. 3: Acquisition for Replotting S.E. Sector Lots 23 & 24, Situated N/E corner Cromwell Street and Preston Avenue; Lots 60 & 61, 3691 Ellis Street. Situated N/S of Ellis Street, West of Boundary Road
- Cl. 4: Registration/Designation for lane purposes - area North of 1300 Block East Georgia Street

Clauses 1, 2 and 4

MOVED by Ald. Harcourt,

THAT the recommendations of the City Manager, as contained in clauses 1, 2 and 4 of this report be approved.

- CARRIED UNANIMOUSLY

Acquisition for Replotting S.E. Sector Lots 23 & 24, Situated N/E corner Cromwell Street and Preston Avenue; Lots 60 & 61, 3691 Ellis Street. Situated N/S of Ellis Street, West of Boundary Road
(Clause 3)

This matter was dealt with in conjunction with Communication No. 6. For Council action see page 5.

B. MANAGER'S REPORT
(August 22, 1979)

Proposed Alder Bay Parking Structure
(DPA #84447)

Council considered a report of the City Manager dated August 22, 1979, regarding the proposed Alder Bay parking structure. The report was submitted without recommendation by the Director of Planning as chairman of the Development Permit Board because of the differences of opinion expressed by the members of the Board and members of the Advisory Panel.

The following alternatives were submitted:

1. To recommend to the Development Permit Board that DPA #84447 be approved in its present form.

OR

2. To recommend to the Development Permit Board that DPA #84447 be approved but with design improvements at modest increased cost, estimated to be \$25,000 which can be found within the False Creek Capital Budget. (This option has been suggested by the False Creek Development Group and would go some way to meet the expressed concerns of the Community Association.)

OR

CITY MANAGER'S REPORTS (Cont'd)

Manager's Report
(August 22, 1979) (Cont'd)

Proposed Alder Bay Parking Structure
(DPA #84447) (Cont'd)

3. To recommend to the Development Permit Board that DPA #84447 be not approved in its presently proposed form and that a new design be prepared with a view to maintaining the park area and providing the parking wholly or largely below grade. (This option would necessitate additional funding of about \$300,000, and requires a report back to Council on source of funds.)

MOVED by Ald. Little,
THAT Recommendation 2 as contained in the Manager's Report of August 22, 1979, be approved.

- CARRIED UNANIMOUSLY

C. MANAGER'S REPORT
(August 20, 1979)

VanDusen Gardens:
Sino-Himalayan Garden Proposal

Council considered a report of the City Manager dated August 20, 1979, in which the Director of Planning and Director of Legal Services reported on a Sino-Himalayan Garden proposal in VanDusen Gardens.

The report was submitted for information and the officials recommended that the Park Board be requested to report to Council on the longer range concept and current status of VanDusen Gardens development.

MOVED by Ald. Boyce,
THAT the foregoing recommendation of the officials be approved.

- CARRIED UNANIMOUSLY

D. MANAGER'S REPORT
(August 23, 1979)

Queen Elizabeth Theatre Restaurant
Matters

It was agreed to defer consideration of this item until later this day to give the restaurant lessee an opportunity of stating his case.

CITY MANAGER'S REPORTS (Cont'd)

E. MANAGER'S REPORT
(August 23, 1979)

Development Permit Application #84313 -
Bayshore Inn

Prior to considering this report Council was advised delegation requests to speak on the subject had been received from the Save the Entrance to Stanley Park Committee; Mr. Davenport, Western Hotels International; and the Vancouver City Planning Commission.

MOVED by Ald. Rankin,
THAT the foregoing delegation requests be granted.

- CARRIED UNANIMOUSLY

Council recessed at 10.55 a.m. and following an "In Camera" meeting in the Mayor's Office reconvened in the Council Chamber at 11.15 a.m. with the same members present.

DELEGATIONS AND MANAGER'S REPORTS

E. Development Permit Application
No. 84313 - Bayshore Inn (Cont'd.)

At this time Council considered a report of the Manager in which the Director of Planning reported on a development permit application from the Bayshore Inn involving land and water lot sites north of Georgia between Bidwell and Cardero Streets.

Mr. Coates of the Planning Department gave a report reference on the application and outlined the Director of Planning's inclinations to refuse approval of the recreation complex as proposed. Mr. Coates also gave details of the filling of the waterfront area which the Director of Planning was prepared to approve.

Council then heard from Mr. Davenport representing Western International Hotels who referred to his brief which had been circulated previously, and outlined his company's position with respect to the proposed development.

Council also heard delegations from the following:

- Mrs. Joyce Catliff and Mr. John Lecky representing the Vancouver City Planning Commission opposing any fill in waterfront areas if it results in the net loss of water area and referring to a False Creek report of 1972 which dealt with water space.

- Mrs. Pigott representing the Save the Entrance to Stanley Park Committee filed a brief with respect to the filling in of water lots and requesting that the City review its policy regarding filling harbour water lots for uses which do not rely upon water. She also made reference to the water lots leases and the street end sold to the Bayshore.

Council recessed at 12.10 p.m. and reconvened in the Council Chamber at 2.00 p.m. with Mayor Volrich in the Chair and the same members present with Alderman Rankin arriving at 2.30 p.m.

DELEGATIONS2. Sunday and Statutory Holiday Store Closings - Shelmar Furniture Ltd.

Council on June 12, 1979 passed the following motion:

"BE IT RESOLVED THAT Shelmar Furniture Ltd. of 996 Homer Street, be requested to appear before Council at 3.00 p.m. pm July 10, 1979, to show cause why its business license should not be suspended on the grounds that by opening for normal retail trade on November 5, 1978, November 12, 1978, March 18, 1979, March 25, 1979, April 1st, 1979 and April 8th, 1979, being Sundays, contrary to the Lord's Day Act, it is committing an Act of gross misconduct in the operation of its business."

The date of appearance was subsequently advanced to August 28, 1979 by mutual agreement and Mr. Scott Stewart, counsel for Shelmar Furniture Limited, addressed Council this day.

Mr. Stewart circulated a copy of licence No. 18382 issued to his client in respect of 100 S.W. Marine Drive and pointed out that in terms of the licence itself his client had committed no violation and was not in breach of the By-law. Mr. Stewart also circulated to Council a brief in which relevant statutes were quoted as well as other legal cases involving licences. Mr. Stewart also referred to other stores that Council had permitted to remain open on Sunday e.g. in Castown and questioned Council as to how it could legislate only part of the Lord's Day Act. On a question put to him, Mr. Stewart did not deny that his client was open for retail trade on the dates quoted in the Council resolution of June 12, 1979.

Following further debate and consideration of this matter, it was

MOVED by Ald. Little,

THAT the business licences of Shelmar Furniture Limited in respect of its operations at 996 Homer Street and 100 S.W. Marine Drive be suspended for one week with the suspension taking effect October 1, 1979 unless an appeal is lodged in the meantime, in which case the date of suspension be further considered following the court case;

FURTHER THAT should an appeal follow, the Director of Legal Services report to this Council on any circumstances which suggest dilatory action on the part of the applicant in proceeding with the By-law.

- CARRIED

(Aldermen Bellamy, Boyce, Ford and Puil opposed.)

AMENDED
SEE PAGE 4
Book 133

DELEGATIONS AND MANAGER'S REPORTS (Cont'd.)E. Development Permit Application No. 84313 - Bayshore Inn (Cont'd.)

Council continued its consideration of the proposed Bayshore development and it was advised that if Western International is prepared to re-locate the recreation facility the Director of Planning may reconsider his objections.

MOVED by Ald. Harcourt,

THAT the Director of Planning be advised that Council has no objections to the filling and related waterfront improvements as proposed in the application by Western International Hotels.

- CARRIED

(Aldermen Boyce, Ford, Marzari and Rankin opposed.)

Cont'd.

DELEGATIONS AND MANAGER'S REPORTS (Cont'd.)E. Development Permit Application
No. 84313 - Bayshore Inn (Cont'd.)

MOVED by Ald. Boyce (in amendment),
THAT the following words be added to the motion by
Alderman Harcourt:

"further that the improvements proposed be revised in
conjunction with discussions with the Park Board".

- LOST (tie vote)

(Aldermen Bellamy, Gerard, Little, Puil and the Mayor opposed.)

MOVED by Ald. Ford,
THAT the motion by Alderman Harcourt be deferred and the
Director of Planning report back following consultation with an
oceanographer in respect of obtaining an opinion on tidal movement.

- LOST

(Aldermen Bellamy, Gerard, Harcourt, Little, Puil and the
Mayor opposed.)

The motion to defer and the amendment having lost, the motion
by Alderman Harcourt was put and carried.

MOVED by Ald. Harcourt,
THAT the Director of Planning be advised that Council has no
objections to the recreation complex as proposed with the actual
location, design, exterior finish, landscaping and screening being
to the satisfaction of the Director of Planning.

- CARRIED

(Aldermen Boyce and Rankin opposed.)

F. Strata Title Conversion Application -
1902-10 Stephens Street

Council considered a report of the Manager dated August 16, 1979
regarding a strata title conversion application for 1902-10 Stephens
Street. In the report the Director of Planning submitted recommend-
ations that the application be approved subject to certain conditions.
The Director of Social Planning recommended that the application be
not approved on the basis that approval of the application may
encourage other owners attempting similar procedures as described in
the report. The Manager submitted the recommendations of the officials
for the consideration of Council. The Counsel for the applicant
addressed Council, gave details of his client's experiences in
processing the application and urged that Council approve the
recommendation of the Director of Planning.

The City Manager briefly explained that administrative changes
are being made so that the problem indicated in the report should
not occur again.

MOVED by Ald. Puil,
THAT the recommendation of the Director of Planning as contained
in the Manager's report of August 16, 1979 be approved.

- CARRIED

(Alderman Ford opposed.)

Regular Council, August 28, 1979.

14

793

DELEGATIONS (Cont'd.)

1. Grant Appeal - Children's
Play Resource Centre

Council considered an appeal from the Children's Play Resource Centre with respect to its grant request earlier this year of \$2650.00. The Director of Social Planning and the Standing Committee on Community Services had recommended this amount. Mr. G. Young addressed Council and indicated that for the balance of the year \$1600.00 was required.

MOVED by Ald. Puil,

THAT a grant of \$1600.00 be approved for the Children's Play Resource Centre and the funds be allocated from Contingency Reserve.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

3. Fire Upgrading Program

Council on August 14, 1979 deferred consideration of a report from the Community Services Committee dated July 26, 1979 to permit a representative of the Rental Housing Council to address City Council.

Mr. Jack Hayes representing the Housing Council addressed Council this day and filed a brief dated August 28, 1979 supporting the principle of fire safety in the By-law and in the amendment proposed. The brief outlined implementation guidelines and procedures, inspections, training and also proposed an introductory letter to the owners. The brief also suggested a campaign against smoking in bed, and made reference to Section 40 (5) that had been omitted from the draft By-law amendment. The Chief Fire Warden concurred that the latter was an oversight and should be added.

MOVED by Ald. Little,

THAT the report of the Standing Committee of Council on Community Services dated July 26, 1979 be approved, the amendment to the Fire By-law be considered later this day, and the brief from the Rental Housing Council of B.C. be referred to the City Manager and relevant officials for consideration and possible incorporation into the administration of the By-law.

- CARRIED UNANIMOUSLY

MANAGER'S REPORTS AND DELEGATIONS (Cont'd.)

Property Matters

August 24, 1979

Acquisition for Replotting S.E. Sector
Lots 23 & 24. Situated N/E Corner Cromwell
Street and Preston Avenue; Lots 60 & 61,
3691 Ellis Street. Situated N/S of Ellis
Street, West of Boundary Road.
(Clause 3)

Earlier this day Council agreed to a delegation from Spools Lumber & Building Supply Ltd. speaking against the expropriation of its property at the north-east corner of Cromwell Street and Preston Avenue. Mr. John Ruddy, on behalf of the Company, spoke against the expropriation, suggested that there has not been sufficient negotiations and did not agree with the resale of the property to a developer.

Cont'd.

MANAGER'S REPORTS AND DELEGATIONS (Cont'd.)

Property Matters
(August 24, 1979) (Cont'd.)

Acquisition for Replotting S.E. Sector
Lots 23 & 24. Situated N/E Corner Cromwell
Street and Preston Avenue; Lots 60 & 61,
3691 Ellis Street. Situated N/S of Ellis
Street, West of Boundary Road.
(Clause 3) (Cont'd.)

The Supervisor of Properties and Mr. Moodie, Champlain Heights
Project Manager, both explained the need to obtain this property
for inclusion in the sub-division. It was stressed that expropriation
would not preclude negotiations towards a final settlement.

MOVED by Ald. Rankin,

THAT Spools Lumber & Building Supply Limited obtain a private
appraisal as soon as possible with the City paying the costs and
the Properties Department negotiate with the Company on exchange
of lands in the industrial sub-division (value for value).

- CARRIED UNANIMOUSLY

Alderman Ford left the meeting at this time on other
Civic business.

D. Queen Elizabeth Theatre
Restaurant Matters

Council considered a report of the Manager dated August 20,
1979 regarding Queen Elizabeth Theatre restaurant matters. The
report concluded with the following:

"The City Manager submits for CONSIDERATION the choice
between

(A) not proceeding with the extension because of the
increased size and cost

OR

(B) proceeding with the extension, with the additional
\$85,000 being charged to contingency reserve, and on
the terms agreeable to Mr. Wisniewski:-

That the lease be amended so that
starting June 1, 1980, the monthly
rental under option (i) of the lease
be increased by \$1,200/month.

OR

(C) proceeding with the extension, but only if
Mr. Wisniewski will agree to an increased rent
starting June 1, 1980, of \$2,000/month.

The City Manager RECOMMENDS

- (1) The Council agree to an ex gratia reduction of the
rental of the Queen Elizabeth Theatre Restaurant by
\$1000/month for July and August 1979, since the
restaurant has not been able to use the lower floor
effectively for these months.
- (2) That Council inform the Liquor Control Board that it
has no objection to a "C" Cabaret Licence being issued
to the Queen Elizabeth Theatre Restaurant for the
operation on its lower floor of a "Punchline" type show."

Cont'd.

MANAGER'S REPORTS AND DELEGATIONS (Cont'd.)

D. Queen Elizabeth Theatre
Restaurant Matters (Cont'd.)

Mr. Wisniewski, lessee of the restaurant addressed Council urging that Council proceed with an extension to the restaurant so that it would be more economically feasible for him to continue.

MOVED by Ald. Rankin,
THAT the proposed extension of the restaurant be deferred pending discussions between Mr. Wisniewski, the Mayor and the City Manager.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy,
THAT the recommendations of the City Manager as contained in his report of August 20, 1979 be approved.

- CARRIED

(Alderman Little opposed to the cabaret licence being issued.)

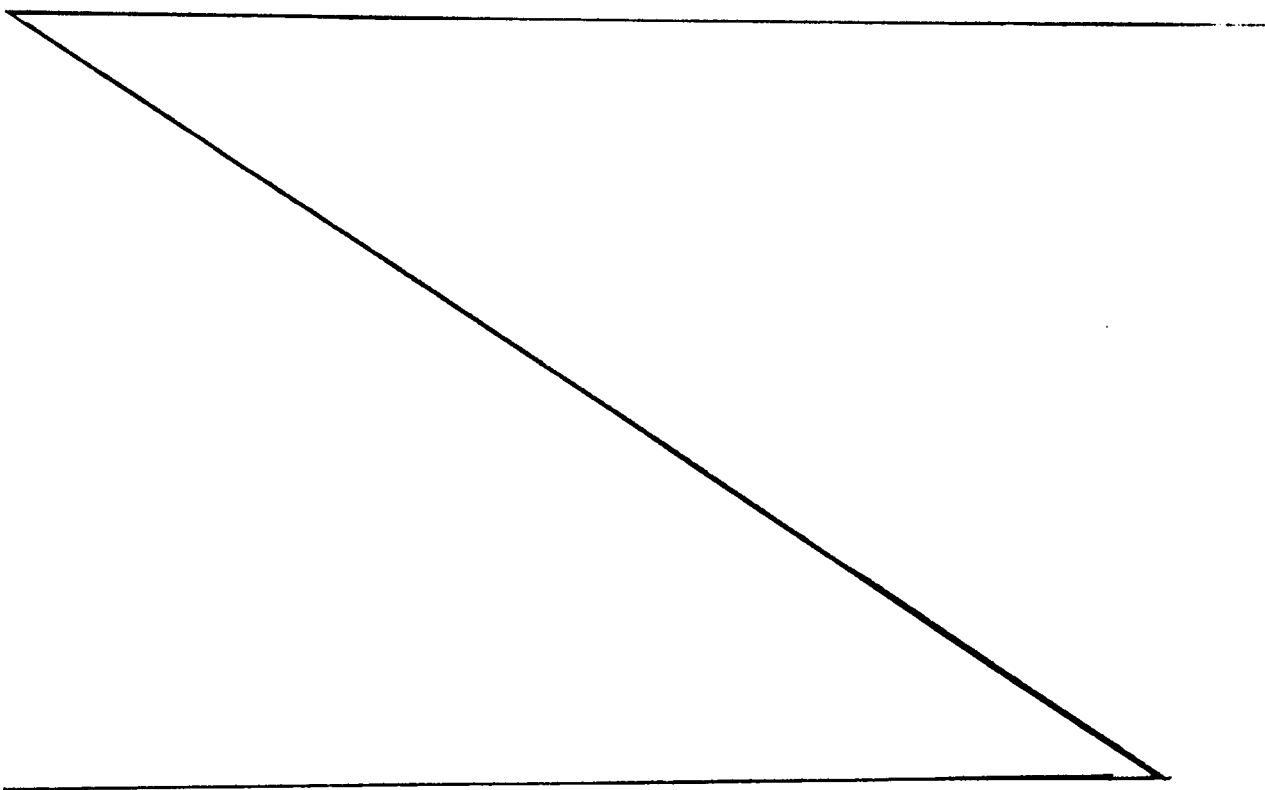
CITY MANAGER'S REPORTS (Cont'd)

G. MANAGER'S REPORT
(August 21, 1979)

Lands in the Vicinity of West 75th Avenue
and Angus Drive

MOVED by Ald. Puil,
THAT this clause be received for information.

- CARRIED UNANIMOUSLY



Regular Council, August 28, 1979 17-196

STANDING COMMITTEE AND OTHER REPORTS

I. Report of Standing Committees on
Community Services and Finance and
Administration
(August 16, 1979)

Carnegie Centre -
Management, Programming and Budget
(Clause 1)

This matter was dealt with in conjunction with Communication
No. 1. For Council action see page 3.

II. Report of Standing Committee on
Community Services
(August 16, 1979)

Development Permit Application -
Sands Motor Hotel, 1184 Denman Street
(Clause 1)

MOVED by Ald. Rankin,
THAT the recommendation of the Committee, as contained in
this clause be approved.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee on
Planning and Development
(August 16, 1979)

The Council considered this report which contains three
clauses identified as follows:

- Cl. 1: Monthly Status Report on Rezoning Application
- Cl. 2: Champlain Heights Community Services Centre -
Access Considerations
- Cl. 3: Harbour Park

Monthly Status Report on Rezoning
Applications
(Clause 1)

MOVED by Ald. Boyce,
THAT the recommendation of the Committee, as contained in
this clause be approved.

- CARRIED UNANIMOUSLY

Champlain Heights Community Services
Centre - Access Considerations
(Clause 2)

When considering this clause Council noted a telegram from
the Killarney Champlain Citizens for Action Association requesting
an opportunity to address Council.

Following a brief explanation by the Project Manager it was

MOVED by Ald. Boyce,
THAT the recommendations of the Committee, as contained in
this clause be approved and the communication dated August 26,
1979, from the Killarney Champlain Citizens for Action Association
be received and filed.

- CARRIED

(Aldermen Marzari, and Rankin opposed.)

STANDING COMMITTEE AND OTHER REPORTS (Cont'd)

Report of Standing Committee on
Planning and Development
(August 16, 1979) (Cont'd)

Harbour Park
(Clause 3)

This matter was dealt with in conjunction with Communication No. 5. For Council action see page 4.

IV. Report of Standing Committee on
Transportation
(August 16, 1979)

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: Request for Pedestrian Actuated Signal at Intersection of Balsam and Cornwall
- Cl. 2: Denman Street - Left Turn Conditions
- Cl. 3: Traffic Conditions in the Vicinity of 8th Avenue West of Burrard Street
- Cl. 4: Love's Skillet (Jack's Hanging Tree) Sidewalk Cafe
- Cl. 5: Request for Pedestrian Actuated Signal at the Intersection of Dundas Street and Lakewood Drive

Request for Pedestrian Actuated Signal at
Intersection of Balsam and Cornwall
(Clause 1)

MOVED by Ald. Bellamy,

THAT the recommendations of the Committee, as contained in this clause be approved; and

FURTHER THAT this matter be given top priority with regard to the installation of signs and signals.

- CARRIED UNANIMOUSLY

Denman Street - Left Turn
Conditions
(Clause 2)

MOVED by Ald. Bellamy,

THAT Recommendations 'A', 'B', 'C', and 'D' of the Committee, as contained in this clause be approved.

- CARRIED

(Alderman Harcourt opposed to Recommendation 'A'.)

Traffic Conditions in the Vicinity of 8th
Avenue West of Burrard Street
(Clause 3)

MOVED by Ald. Bellamy,

THAT the recommendation of the Committee, as contained in this clause be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE AND OTHER REPORTS (Cont'd) 798

Report of Standing Committee on
Transportation
(August 16, 1979) (Cont'd)

Love's Skillet (Jack's Hanging Tree)
Sidewalk Cafe
(Clause 4)

MOVED by Ald. Bellamy,
THAT the recommendation of the Committee, as contained in
this clause be approved.

- CARRIED

(Aldermen Harcourt, Puil and the Mayor opposed.)

Request for Pedestrian Actuated Signal at the
Intersection of Dundas Street and Lakewood Drive
(Clause 5)

MOVED by Ald. Bellamy,
THAT the recommendation of the Committee, as contained in
this clause be approved.

- CARRIED UNANIMOUSLY

V. Report of Standing Committee on
Finance and Administration
(August 16, 1979)

The Council considered this report which contains eight
clauses identified as follows:

- Cl. 1: The Vancouver Art Gallery - 1979 Supplementary Grant Request
- Cl. 2: Request for Additional Staff Position - Police Department, Second Hand Squad, Firearms Unit
- Cl. 3: Heritage Festival Society Funding for 1980
- Cl. 4: Audience Development - Free Bus Shelter Advertising
- Cl. 5: Stanley Park Seawall Cycle Path Davonian Foundation
- Cl. 6: Quarterly Review of Operating Budget Revenues and Expenditures as at June 30, 1979
- Cl. 7: Analysis of 1979 Property Tax Roll for Single-Family Residences
- Cl. 8: Business Tax

The Vancouver Art Gallery - 1979
Supplementary Grant Request
(Clause 1)

MOVED by Ald. Puil,
THAT the recommendation of the Committee, as contained in
this clause be approved.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

Clauses 2 - 4 inclusive

MOVED by Ald. Puil,
THAT the recommendations of the Committee, as contained in
clauses 2, 3, and 4 of this report be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE AND OTHER REPORTS (Cont'd)

Report of Standing Committee on
Finance and Administration
(August 16, 1979) (Cont'd)

Stanley Park Seawall Cycle Path
Davonian Foundation
(Clause 5)

MOVED by Ald. Puil,

THAT the recommendations of the Committee, as contained in
this clause be approved.

- CARRIED

(Alderman Puil and the Mayor opposed.)

Clauses 6 - 8 inclusive

MOVED by Ald. Puil,

THAT the recommendations of the Committee, as contained in
clauses 6, 7, and 8 of this report be approved.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

8. Kerrisdale Swimming Pool
Addition Project

Council considered a letter dated August 28, 1979, from
the Park Board in which the following resolution was quoted
concerning the Kerrisdale Swimming Pool addition project:

"That City Council be requested to approve the
reallocation of \$25,000 from the General Facilities
Contingency Supplementary Capital Account and \$22,481
from the Minor Community Centre Improvements and
Contingency Supplementary Capital Account toward the
Kerrisdale Pool Covering Project,

and further,

That City Council be requested to award a contract
on behalf of the Board of Parks and Recreation to
Interland Contractors Ltd., in the amount of
\$522,481, for the construction of the Kerrisdale
Swimming Pool addition."

MOVED by Ald. Boyce,

THAT the foregoing requests of the Park Board be approved.

- CARRIED UNANIMOUSLY

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RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
SECONDED by Ald. Bellamy,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. A BY-LAW TO AMEND BY-LAW
NO. 3614, BEING THE LOCAL
IMPROVEMENT PROCEDURE BY-LAW

MOVED by Ald. Boyce,
SECONDED by Ald. Ford,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Boyce,
SECONDED by Ald. Ford,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. A BY-LAW TO AMEND BY-LAW
NO. 4054, BEING THE STREET
NAME BY-LAW

MOVED by Ald. Boyce,
SECONDED by Ald. Ford,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Boyce,
SECONDED by Ald. Ford,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

Cont'd.

BY-LAWS (Cont'd.)

3. A BY-LAW TO AMEND BY-LAW
NO. 2193, BEING THE FIRE BY-LAW

MOVED by Ald. Rankin,
SECONDED by Ald. Gerard,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

MOVED by Ald. Harcourt,
SECONDED by Ald. Bellamy,

THAT the By-law be amended by adding '(5)' to the Sub-sections of Section 40 referred to in paragraph 2.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
SECONDED by Ald. Gerard,

THAT the By-law, as amended, be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

4. A BY-LAW TO AMEND BY-LAW NO.
2849, BEING THE STREET AND
TRAFFIC BY-LAW

MOVED by Ald. Bellamy,
SECONDED by Ald. Boyce,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Bellamy,
SECONDED by Ald. Boyce,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

-CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Land for
Lane Purposes
(Lane area Clark and
Georgia Streets)

MOVED by Ald. Little,

SECONDED by Ald. Rankin,

WHEREAS the City of Vancouver is the registered owner of the South 10 feet of Subdivision A of Lots 3 and 4, Block 17, Subdivision "B", District Lot 182, Plan 2702;

AND WHEREAS it is deemed expedient and in the public interest to establish the above described property as lane;

THEREFORE BE IT RESOLVED that the South 10 feet of Subdivision A of Lots 3 and 4, Block 17, Subdivision "B" District Lot 182, Plan 2702 be and the same is, hereby established for lane purposes and declared to form and constitute portion of lane.

- CARRIED UNANIMOUSLY

B. Closing, Stopping Up and
Consolidation (Lane East of Main
Street, South of Station Street)

MOVED by Ald. Little,

SECONDED by Ald. Rankin,

THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
2. The lane abutting Lots 42A, 43A and 44A, Block 25, District Lot 196, Plan 1230, is no longer required for lane purposes;
3. The City of Vancouver wishes to subdivide the lane and adjacent City owned properties;

THEREFORE BE IT RESOLVED THAT all that portion of lane, dedicated by the deposit of Plan 1230, in Block 25, District Lot 196, Plan 1230 be closed, stopped up and title taken thereto; and

BE IT FURTHER RESOLVED THAT the lane so closed be subdivided with the abutting City owned lands.

- CARRIED UNANIMOUSLY

Cont'd.

MOTIONS (Cont'd.)

- C. Allocation of Land for
Lane Purposes
(North 10 feet of Lot 16,
Block 293, District Lot 526,
Plan 590)

MOVED by Ald. Little,
SECONDED by Ald. Rankin,

THAT WHEREAS the registered owner has conveyed to the City
of Vancouver for lane purposes land in the City of Vancouver,
Province of British Columbia, more particularly known and described
as follows:

North 10 feet of
Lot 16
Block 293
District Lot 526
Plan 590

AND WHEREAS it is deemed expedient and in the public interest
to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so
conveyed be, and the same are hereby accepted and allocated for
lane purposes and declared to form and to constitute portion of
a lane.

- CARRIED UNANIMOUSLY

- D. Allocation of Land for
Lane Purposes
(North 10 feet of Lot 17,
Block 293, District Lot 526,
Plan 590)

MOVED by Ald. Little,
SECONDED by Ald. Rankin,

THAT WHEREAS the registered owner has conveyed to the City
of Vancouver for lane purposes land in the City of Vancouver,
Province of British Columbia, more particularly known and described
as follows:

North 10 feet of
Lot 17
Block 293
District Lot 526
Plan 590

AND WHEREAS it is deemed expedient and in the public interest
to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so
conveyed be, and the same are hereby accepted and allocated for
lane purposes and declared to form and to constitute portion of
a lane.

- CARRIED UNANIMOUSLY

Cont'd.

Regular Council, August 28, 1979. 25
804

MOTIONS (Cont'd.)

1. Task Force on Family Violence

At the Council meeting of August 14, 1979, Alderman Ford submitted the following Notice of Motion. As the Alderman had left the meeting earlier this day, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Gerard,

THAT WHEREAS a Task Force on Family Violence was organized under the auspices of the United Way of the Lower Mainland to "build public and professional awareness of the extent and serious nature of family violence",

AND WHEREAS the Task Force report has outlined initial steps in priority areas and has made specific recommendations for dealing with this serious problem,

AND WHEREAS agencies funded by the City are directly involved,

THEREFORE BE IT RESOLVED that the Medical Officer of Health, the Chief Constable and the Director of Social Planning be requested to make recommendations for appropriate City response to the report by the Task Force on Family Violence in areas coming within the jurisdiction of the City of Vancouver.

- CARRIED UNANIMOUSLY

2. L.R.T. and City Bus Systems

MOVED by Ald. Rankin,
SECONDED by Ald. Marzari,

THAT WHEREAS the Federal Government is urging conservation of fossil fuels and the National Commission on Inflation has launched a campaign asking consumers to, among other things, leave their private cars at home and commute via mass public ground transit systems;

AND WHEREAS the City of Vancouver is concerned about the over consumption of oil and gasoline by the users of the private automobile in Vancouver and the Lower Mainland;

AND WHEREAS the City of Vancouver does not have an adequate city bus system and the Lower Mainland is not serviced by a mass public ground transportation system;

AND WHEREAS the lack of an adequate city bus system and a mass public ground transportation system in Vancouver and the Lower Mainland makes it impossible to participate in the Federal Government's energy conservation campaign;

AND WHEREAS the Federal and Provincial Governments have committed tax dollars, which would more than pay for the desperately needed L.R.T. and city bus systems planned by the G.V.R.D., to frivolous luxury projects such as the Multiplex or Stadium and the Trade and Convention Centre as well as the Annacis Island crossing, the ring roads and a third runway at the Vancouver International Airport, all of which will further encourage the use of the private automobile and the squandering of oil and gasoline:

THEREFORE BE IT RESOLVED THAT the City of Vancouver request the two senior governments to redirect their priorities and immediately allocate the funds committed to these projects to provide full funding of the complete L.R.T. and city bus systems proposed by the G.V.R.D. for Vancouver and the Lower Mainland.

- LOST

(Aldermen Boyce, Gerard, Little, Puil and the Mayor opposed.)

NOTICE OF MOTION

The following Notice of Motion was submitted by Alderman Little, and recognized by the Chair:

1. Policy re Delegation Requests

MOVED by Ald. Little,
SECONDED by Ald. Bellamy,

THAT WHEREAS it is the established policy of Council on delegations wishing to appear before it, that they must make prior arrangements with Council through the City Clerk;

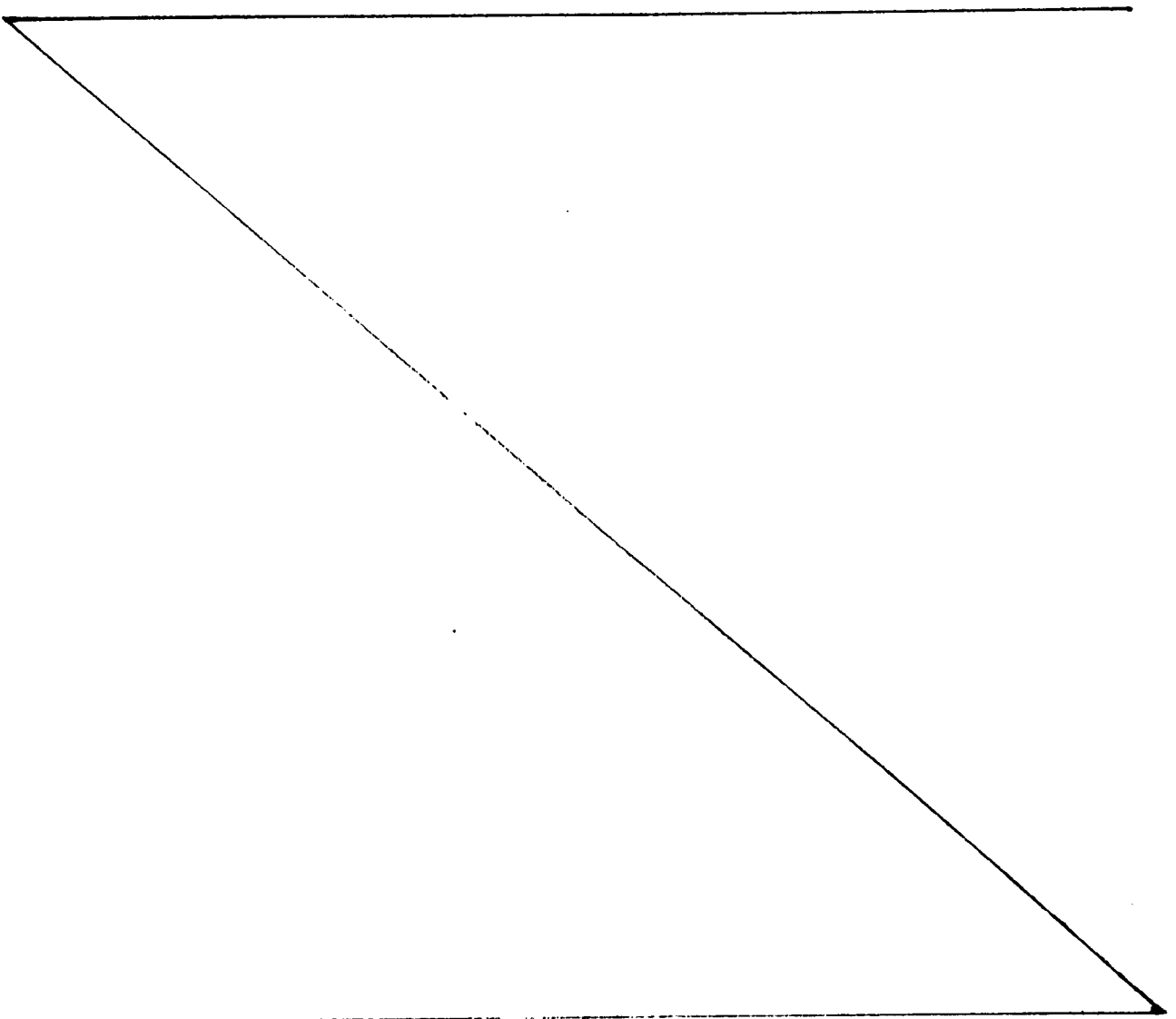
AND WHEREAS there are many requests before Council to be heard at a particular meeting when such prior arrangements have not been made;

AND WHEREAS this does not always give officials the opportunity of being fully prepared;

AND WHEREAS it is difficult to assess the Council agenda in arranging times for other participants involved in the business for the day when unexpected delegations are allowed to expand that agenda;

THEREFORE BE IT RESOLVED THAT all delegation requests outside of the regular Council policy be determined by the Mayor on the basis of circumstances.

- (Notice)



Regular Council, August 28, 1979

27

806

ENQUIRIES AND OTHER MATTERS

Alderman Gerard -
Amendment to License By-law
P.N.E.

referred to an amendment to the License By-law which had been given only first reading pending a review of the matter by the P.N.E. The Alderman advised the P.N.E. was unable to obtain any further information, so therefore requested that the by-law be re-submitted to the next meeting of Council.

The Mayor so directed.

Alderman Little -
Transportation for the
Handicapped

referred to a memorandum circulated by Alderman Ford on this subject suggesting that the Mayor write to the various Ministers concerned to obtain a satisfactory conclusion on the matter of Transportation for the Handicapped. She also proposed that the vice-chairman of the Transportation Committee make an appointment with the Minister of Municipal Affairs during the U.B.C.M. Conference to urge acceptance of the agreement worked out between Vancouver and the UTA.

The Mayor indicated that these matters are being actively pursued at UTA and Government levels and he expects to report to Council September 18th.

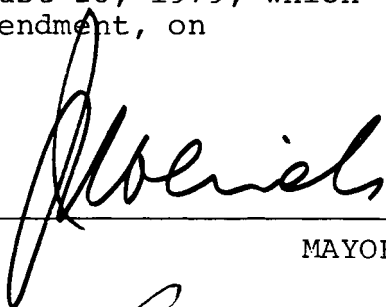
Alderman Bellamy -
Cambridge Loop

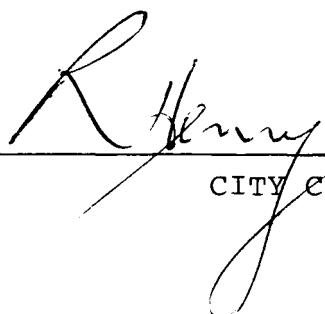
suggested that Council may wish to rescind its motion re the Cambridge Loop as a result of the recent statement made by the Minister to improve the Cassiar corridor.

The Mayor indicated that he will be in touch with the Minister to obtain confirmation that the Provincial Government will not now be proceeding with the Loop.

The Council adjourned at approximately 5:50 p.m.

The foregoing are Minutes of the Regular Council Meeting of August 28, 1979, which were adopted, after amendment, on September 11, 1979.


MAYOR


CITY CLERK

MANAGER'S REPORT, AUGUST 24, 1979 (WORKS: A-1 - 1)

WORKS AND UTILITY MATTERS

RECOMMENDATION

1. Closure of the Lane South of 5th Avenue between Commercial Drive and the Lane West of Commercial Drive Abutting Lot D of Lots 84 and 85, Block 145, D.L. 264A

The City Engineer reports as follows:

"An application has been received from the owners on both sides of the 5-foot wide lane south of 5th Avenue between Commercial Drive and the lane west of Commercial Drive to purchase the lane separating their properties. These owners wish to add 2½ feet of this lane to each of their properties.

The City has abandoned plans to have an east/west lane intersecting Commercial Drive and has instead developed a north/south lane parallel to Commercial Drive. The 5-foot wide lane in question is therefore redundant and should be disposed of.

I Recommend That all that portion of lane dedicated by the deposit of Plan 222, shown outlined red on plan marginally numbered LF 9199 be closed, stopped up and the North half of the lane so closed be conveyed to the owner of Lot 'D' except the East 7 feet, now road, of Lots 84 and 85, Plan 3543, and the South half of the lane so closed be conveyed to the owner of Re Amended Lot 87 (Explanatory Plan 5381), both of Block 145, D.L. 264A, subject to the following conditions:

- (a) The North half and South half of the closed lane to be consolidated with Lot 'D' and Re Amended Lot 87 respectively.
- (b) The owner of Lot D to pay \$1292. The owner of Re Amended Lot 87 to pay \$2951, both in accordance with the recommendation of the Supervisor of Properties.
- (c) The owner of Lot D to dedicate the west 4 feet of Lot D for lane.
- (d) The owners to provide the necessary subdivision plan consolidating the portions of closed lane and the abutting land and dedicating the required portion of Lot D for lane.
- (e) The owners of Lot 'D' and Re Amended Lot 87 to pay for the relocation of any utilities or provide easements to contain them."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

2. Lease of portion of Pacific Street between Seymour Street and the Lane East Abutting Lot 19, Block 114, D.L. 541

The City Engineer reports as follows:

"An application has been received from the owner of Lot 19, Block 114, D.L. 541 to lease the triangular portion of road adjacent to Lot 19. This portion of road is not required and therefore could be leased.

I Recommend That all that portion of road shown shaded on the attached plan marginally numbered LF 9198 be closed, stopped up, leased to the abutting owner subject to the following conditions:

- (a) The term of the lease to be 10 years with a 6-month notice of cancellation if the area is required for municipal purposes.
- (b) The annual rental to be \$1425 with rent to be reviewed at each 2½-year interval in accordance with the recommendation of the Supervisor of Properties.
- (c) Agreements to be satisfactory to the City Engineer and Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

3. Sewer Reconstruction in the Lane South of 41st Avenue from Knight Street to Lanark Street

The City Engineer reports as follows:

"In the course of making minor repairs to sewers, it has been found that the sewer in the lane south of 41st Avenue between Knight Street and Lanark Street is in extremely poor condition and should be reconstructed as soon as possible. Due to the presence of peaty soil, the replacement sewer must be constructed on a pile foundation.

The estimated cost of this work is \$80 000.00. Funds are available from Sewers Capital Account 118/7904 - 'Replacement - Unappropriated'. I recommend that \$80 000 be appropriated from Account 118/7904 for reconstruction of this sewer."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

4. Sewer Reconstruction on Wall Street from Nanaimo Street to Powell Street and on Powell Street from Wall Street to Victoria Drive

The City Engineer reports as follows:

"The sewers on Wall Street from Nanaimo Street to Powell Street and on Powell Street from Wall Street to Victoria Drive were constructed in 1911 and scheduled for reconstruction next year. However, they are deteriorating faster than anticipated because of the heavy overloading resulting from redevelopment of the tributary area. Several collapsed sections have been temporarily repaired. This sewer should be reconstructed as soon as possible.

The estimated cost of this work is \$390 000.00.

Source of Funds

At this time no uncommitted funds are available in the 'sewer reconstruction' accounts for 1979. However, the funds for the two projects which must be deferred in order to do this work can be transferred (Account No. 116/7201 - Burrard Street Pump Station and Forcemain and Account No. 116/7402 - Burrard Street Outfall) to provide the required funding. Money can be provided in the 1980 Sewers Capital budget to replace these funds.

I recommend that \$290 000 be transferred from Account No. 116/7201, \$50 000 be transferred from Account No. 116/7402 and \$50 000 be appropriated from Sewers Capital Account No. 118/7905 - System Upgrading - Unappropriated for reconstruction of these sewers."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

5. Hastings Street Improvement

The City Engineer reports as follows:

"The sidewalk on the north side of the 300 block West Hastings Street is in need of replacement. The work was undertaken as a local improvement in 1978, and it is most desirable to proceed without further delay. However, there are areaways under this sidewalk. To ensure safety for the public and the continued viable appearance of the new sidewalk, it is necessary to have each areaway inspected by a professional engineer and repaired as necessary before the sidewalk is rebuilt. Areaway repair is the responsibility of the abutting property owner.

All owners were advised of these requirements 2 years ago and all but three have arranged for the necessary repairs. There have been many inquiries about the starting date of the improvement because merchants in the area are anxious to have it done. However, to date, we have not been able to obtain a commitment from the owners of the property at 339 West Hastings Street, 311-17 West Hastings Street and 207-17 West Hastings Street.

Clause No. 5 cont'd:

It is desirable to avoid further delay to this essential work. Therefore, I recommend that:

- (a) Council authorize the City Engineer to engage professional engineering services and contracting services to carry out any necessary work to ensure the areaways at 207 - 17, 311 - 17 and 339 West Street are adequate to support allowable street loads.
- (b) The cost of such services be placed on the tax roll of the property to which it is applicable."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

6. Opening of the Lane South of 7th Avenue Between
Laurel Street and Willow Street

The City Engineer reports as follows:

"Sufficient dedications have been received from the abutting property owners to enable a lane to be constructed from Laurel Street to Willow Street. From Willow Street to a point 34 metres (112') east of Laurel the lane will be 6.1 metres (20') wide. From 34 metres east of Laurel to Laurel Street the lane will be 3.05 metres (10') wide. The dedications necessary for a full width, 6.1 metre wide, lane will be forthcoming when the property on the south side abutting the constricted section is redeveloped.

Requests for lane opening have been received from the owners of the newly developed properties on the north side of the lane. Opening the lane would provide rear yard access to the abutting properties and would also conform to City Council's Planning Policy and Guidelines for Fairview Slopes approved June 1, 1979.

The deep foundations of the above mentioned new buildings have, according to the owners of the older buildings situated on the north side of the lane just west of Willow, been the cause of water finding its way into the basements of their buildings. This complaint was out'ined in a letter to the Mayor dated December 19, 1978. These older buildings abut the section of the lane having the lowest design grade elevations. The lane opening will include the installation of a catch basin at this location and should remedy the flooding situation.

A cut of approximately one metre at the easterly end of the lane, to establish the lane to design grade, calls for an encroachment of approximately 2 metres onto the undeveloped private property on the south side of the lane allowance. Permission to encroach has been obtained from the property owner.

The work consists of cutting, grading, gravelling and the installation of a catch basin with connection to the storm sewer on 7th Avenue, the relocation of a wooden power pole and the construction of lane entrances on Laurel and Willow Streets. The estimated cost is \$25 000 and funds are available in the 1979 Capital Budget A/C # 148/7914 'Grading Unappropriated'.

I recommend, for the reasons stated above, that this lane be opened."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 785

MANAGER'S REPORT, AUGUST 24, 1979 (BUILDING: A4 - 1) 810

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Exterior Alterations to 1151 West 8th Avenue
Development Permit No. 83624 (Minor Amendment)

The Director of Planning reports as follows:

"In March 1976, City Council designated 1151 West 8th Avenue (the Steamboat House) as a heritage structure. Under the provisions of the Heritage Designation By-law, no exterior alterations may be carried out without City Council's approval.

City Council, on May 29, 1979, approved exterior alterations to this heritage building on the recommendation of the Heritage Advisory Committee. These exterior alterations included the enclosing of the porch, adding a dormer and fire escape at the rear, and ground level skylights into the basement.

Development Permit No. 83624 was subsequently issued on June 1, 1979.

The applicant has since been advised by the Department of Permits and Licenses that existing access and exits to and from the upper floor do not meet the requirements of the current Vancouver City Building By-law.

The following exterior alterations were requested in order to comply with the Vancouver City Building By-law requirements:

- (a) installation of exterior fire exit stairs from the upper floor (north dormer);
- (b) relocation and enlargement of the west dormer, to accommodate interior central access stairs; and
- (c) the applicant has also requested minor changes to the placement and design of the windows and doors on the north dormer.

The Heritage Advisory Committee does not convene on a regular basis during the summer months and designates members to act on their behalf during this period.

Mr. Roger Hughes and Mr. R. G. Henriquez & Associates, Architects, have submitted letters on behalf of the Heritage Advisory Committee, stating that the proposed additional alterations are acceptable (see Appendices I and II).

Recommendation

The Director of Planning recommends:

that Council approve the additional exterior alterations to 1151 West 8th Avenue, as described in this report."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

2. Mt. Pleasant N.I.P. - Cost Overruns on
Closure of East 10th Avenue

The Director of Planning and the City Engineer report as follows:

"One of the Goals of the Mt. Pleasant Triangle Neighbourhood Improvement Program, identified in the Concept Plan and approved by Council on September 28, 1976, was to provide more useful public space in the N.I.P. Triangle. In order to achieve this goal, the Mt. Pleasant Triangle N.I.P. Committee recommended that a closure of

MANAGER'S REPORT, AUGUST 24, 1979 (BUILDING: A4 - 2)

Clause No. 2 cont'd:

East 10th Avenue to Keith Drive and to the lane west of Clark Drive, be undertaken for purposes of uniting the two segments of South China Creek Park. Council approved this project on August 23, 1977 and the work was completed by the Engineering Department by August, 1978. However, as a result of unforeseen expenditures on this project, cost overruns have been incurred as follows:

	<u>Appropriated</u>	<u>Expended</u>	<u>Extra Costs</u>
Closure - East 10th - Keith to lane west of Clark	\$11,500.00	\$22,863.43	\$11,363.43

The Engineering Department has reviewed the implementation process for this closure and has found the following reasons for the overexpenditure.

Original project estimates were based on preliminary design proposals. During construction higher costs were incurred due to design refinements (such as more attractive fencing) as well as necessary increases in project scope required for good construction practice (such as a more extensive drainage system, increased number of connections). These construction details and additions were beyond the range of preliminary concept estimates and substantially exceeded contingency forecasts. Construction timing and staff workloads did not allow for the normal second stage of detailed cost analysis to be undertaken in this case. In addition, substantial portions of this project were executed in winter weather conditions during December and January, resulting in unavoidable job inefficiencies. Furthermore, crew interruptions and scheduling difficulties were caused by adjacent local improvement contract for paving.

These overexpenditures have been discussed at length with the Mt. Pleasant N.I.P. Committee. The N.I.P. Committee recommends that the City's share come from the Mt. Pleasant N.I.P. funds to cover the cost overrun.

CMHC and the Province concur with the use of Mt. Pleasant N.I.P. funds to cover the cost overrun.

Recommendations:

The Director of Planning and the City Engineer recommend:

THAT Council approve funds in the amount of \$11,363.43 to be appropriated from the Mt. Pleasant N.I.P. Account #896/9217, with costs to be shared as follows:

C.M.H.C.	\$ 2,840.86	25. %
Province	\$ 1,420.43	12.5%
City	\$ 7,102.14	62.5% "

The City Manager RECOMMENDS that the recommendation of the Director of Planning and the City Engineer be approved.

3. Champlain Heights -
Enclave 14 - Lease

The Champlain Heights Assistant Project Manager reports as follows:

" On the 12th December 1978, Vancouver City Council, when considering matters related to the development of Enclave 14, Champlain Heights, agreed to:

- (a) the sub-division of Enclave 14 into two parcels;
- (b) to lease the southern parcel (approximately 2 acres) to the Society of Royal Arch Masons for the development of a 130 bed Personal and Intermediate Care Facility.

Attached with the report was an appendix which set out the general terms and conditions of the lease including the rental and two deadlines relating to the lease and commencement of construction.

On 12th June, Council agreed to a 120 day time extension to 28th September for payment of rent and execution of the lease. The basis for this time extension was a Provincial Government request that lease format and some (at that time unspecified) clauses and conditions be modified.

MANAGER'S REPORT, AUGUST 24, 1979 (BUILDING: A4 - 3) 212

Clause No. 3 cont'd:

The purpose of this report is:

1. To seek Council approval to revise the due date for the start of construction from the 1st September 1979 to the 1st December 1979.
2. To inform Council that staff have met on two occasions with members of the Provincial Attorney General's Department and the Department of Health, a modified lease has been drafted; however, at the time of preparing this report, formal Provincial agreement had not been received.

The Development Group will pursue this Provincial approval and report back to Council on this matter before 28th September, 1979.

3. The present status of this project is that working drawings and specifications have been completed by the architect and are being reviewed by C.M. & H.C. prior to the calling of construction tender bids.

In view of the foregoing, the Assistant Project Manager recommends:

THAT Council agree to a 3 month extension of the due date for the start of construction of the Royal Arch Mason's Personal and Intermediate Care Facility."

The City Manager RECOMMENDS that the above recommendations of the Assistant Project Manager be approved.

4. Grandview-Woodland N.I.P.: Learning Resources Centre

The Director of Planning reports as follows:

"On July 12, 1977 Council approved the Grandview-Woodland N.I.P. Concept Plan which includes an allocation of \$120,000 as a Reserve for Future Proposals and Contingencies. The purpose of this reserve is to encourage continuing identification of potential N.I.P. projects during the Implementation Stage of the program. Further allocations have been made to this account during the Implementation Stage when funds have been found to be unnecessary for the projects to which they were originally allocated.

The purpose of this report is to recommend the appropriation of funds for the implementation of one such project, the Learning Resources Centre, identified during the Implementation Stage of the program rather than during its original Planning Stage. The project would therefore draw upon the Reserve: Future Proposals Account as set out in the Concept Plan.

This project would provide common classroom space on the lower floor of the Britannia Library building for use by the Adult Basic Education (A.B.E.) and English as a Second Language (E.S.L.) programs, currently operating in the Library itself. Since these are complimentary programs, operated by Vancouver Community College: King Edward Campus; this facility will allow the economy of shared equipment, resource materials and operating staff.

N.I.P. funding is recommended for the cost of structural improvements needed as the basis for the development of this Centre. All internal finishing, communications equipment, resource materials, and furnishing will be provided through funding obtained by VCC:KEC, the Vancouver School Board, the Britannia Library, and Britannia Community Services Centre. The value of their contributions is estimated to be \$77,672.

Detailed design work has been completed by staff of the Vancouver School Board and provision of the \$5,000 cost has been committed by the Board in a motion of January 22, 1979. The Civic Buildings Department has represented the interest of the City and the Britannia Community Services Centre in preparing this project for implementation and a cost of \$1,322 in staff time has been incurred. Tenders received July 24 by the Britannia Community Services Centre and the Vancouver School Board indicate that the structural improvements can be completed for a cost of \$73,754. The total appropriation required, therefore, is \$75,076.

MANAGER'S REPORT, AUGUST 24, 1979 (BUILDING: A4 - 4) 8/3

Clause No. 4 cont'd:

The A.B.E. and E.S.L. programs provide an important service especially in this community and the N.I.P. Committee strongly supports their advancement through the funding and development of this project as proposed by the Britannia Community Services Centre Society.

Canada Mortgage and Housing Corporation and the B.C. Department of Municipal Affairs and Housing concur with the appropriation of funds for the implementation of the Learning Resources Centre project as an addition to the projects listed in the Concept Plan.

The Director of Planning therefore recommends:

That Council approve the appropriation of \$75,076.00 from the Grandview-Woodland N.I.P. Reserve/Future Proposals Account #898-9408 for the Implementation of the Learning Resources Centre project with costs to be shared as follows:

C.M.H.C.	37,538.00
Province of B.C.	18,769.00
City of Vancouver	18,769.00 "

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

5. Grandview-Woodland N.I.P.:
Appropriation of Funds for Land for Co-op Housing

The Director of Planning reports as follows:

" PURPOSE OF REPORT

The Grandview-Woodland N.I.P. Concept Plan, approved by Council in July 1977, includes an allocation of \$250,000 for housing infill and rehabilitation. The Plan specifies the objective of stimulating or sponsoring a community-based non-profit housing co-operative to undertake small scale infill and rehabilitation projects.

The purpose of this report is to recommend an appropriation of \$207,500 to buy two sites for later resale for co-op housing. The report also recommends an appropriation of up to \$1,800 for site clearance of one of these sites and up to \$7,000 so that the architect working with the co-op group can continue to provide his services until the C.M.H.C. financing is finalized.

BACKGROUND

On May 15, 1979, Council approved an appropriation of \$2,000 N.I.P. funds to hire two consultants - a co-op organizer, Jacques Khouri, and an architect, Klaus Schmid - to establish cost and design feasibility of a co-op in the N.I.P. area and to begin organization of an ongoing co-op group.

These consultants have been working with a N.I.P. subcommittee composed of N.I.P. members and other local residents and with City Planning Department and Properties Division staff, C.M.H.C. social housing staff, and with the Inner City Infill and Rehabilitation Housing Society.

The N.I.P. subcommittee had identified a site which meets its criteria, but the site will only accommodate three to four units. Such a small number is not considered worth the time, effort and expense of organizing a co-op.

Meanwhile, the Inner City Infill and Rehabilitation Housing Society has also been active in this area. This is a local committee of B.C. Innovative Housing (Trade Union/Credit Union Housing Program) which sponsored the now almost-completed Grandview Co-op in the apartment area and has been looking for additional sites in Grandview-Woodland. This group is now acquiring a site in the N.I.P. area with five units for rehabilitation, but limited funds prevent their acquiring enough additional units to make a co-op feasible.

Clause No. 5 cont'd:

SCATTERED CO-OP PROPOSAL

To join the efforts of the two groups, a proposal has now been developed for a Scattered Co-op to be jointly sponsored by the N.I.P. Committee and the Inner City Infill and Rehabilitation Housing Society and to include both new construction and rehabilitation of existing buildings. (See Appendix 1.)

A Scattered Co-op is composed of several buildings on different sites that are within walking distance of each other and are owned and operated by the same co-operative. This approach has been used successfully by some Toronto area co-ops. The reason is to attain economies of scale by pooling managerial, accounting, legal and administrative skills under one umbrella group. At the same time, the small scale of each individual building will fit in well with the character of the N.I.P. area.

For Grandview-Woodland, a target of 20 units on four sites has been set.

The joint N.I.P./Inner City sponsorship effort means that some sites are acquired with N.I.P. funds and others by Inner City, since neither group has enough money to acquire all four sites. It is also a pooling of expertise to launch the co-op as a cohesive group. Eventually, all sites will be re-sold to the co-op which will finance the purchase through C.M.H.C. co-op housing financing. Preliminary discussions with C.M.H.C. have indicated their willingness to process this proposal quickly.

SITES

The attached map (Appendix 2) shows the three sites which have so far been identified for the Scattered Co-op. They total 14 to 17 units (depending on new construction and on combining some existing small units into larger units). Three to four units will be new construction and 11 to 13 will be rehabilitation. The majority (10 or 11) will be family units. All sites are in the RT-2 zoned area.

Taken together, these sites, including preliminary design concepts for both new construction and rehabilitation, meet the criteria outlined in the May 1979 report for the N.I.P. co-op housing: primarily family housing; for local residents, including interested tenants of any existing buildings; housing for low and moderate incomes; designed to minimize traffic impacts of busy streets; possibility of utilizing solar heating technology; within N.I.P. boundaries and guidelines; small scale to fit into neighbourhood; and economics which meet C.M.H.C. co-op housing limits.

A. SITE #1: 1109-15 VICTORIA DRIVE AND 1892-96 NAPIER STREET - INNER CITY PURCHASE

Purchase of this site is being completed by the Inner City group. It is an L-shaped row house with five two-bedroom units. Sketches prepared by the N.I.P. Committee's consultant architect indicate the following possibilities: adding an additional bedroom to two of the units, adding storage/amenity space, utilizing solar energy, insulating and general upgrading, with R.R.A.P., and fencing for better noise and safety protection along Victoria Drive. These improvements can be made within C.M.H.C. co-op housing cost limits and financed through the C.M.H.C. co-op housing mortgage.

B. SITE #2: 1857-65 VENABLES STREET - N.I.P. PURCHASE AND POSSIBLE WRITE-DOWN

It is proposed that this site be acquired and cleared with N.I.P. funds at a cost of \$62,500 for acquisition and up to \$1,800 for clearance. Resale to the co-op and new construction would then be financed with the C.M.H.C. co-op housing mortgage. The consultant architect's sketches for this site indicate three to four units of family housing with solar heating possibilities. A write-down of up to one-third may be required since new construction is expensive relative to rehabilitation.

MANAGER'S REPORT, AUGUST 24, 1979 (BUILDING: A4 - 6)

Clause No. 5 cont'd:

This site fits specifically into N.I.P. guidelines which require that one part of the housing package be a site with buildings beyond the stage of rehabilitation. The regulations specify 'the need to provide for the clearance of noxious use or substandard residential properties with the cleared land being used for social housing purposes or social and recreational facilities.' In the N.I.P. area as a whole, this site stands out as a most substandard residential property. It is located on the border of the N.I.P. area where the RT-2 zoning changes to RM-3 and where it is felt to be important to emphasize the land use stability of the N.I.P. area. Thus, there are general neighbourhood improvement reasons for acquiring this site.

The Supervisor of Properties comments on this site as follows:

'This site 15.08 meters (49.5') by 37.79 meters (124') is improved with two vacant and boarded up dwellings both erected in 1905.

1857 Venables is a one storey frame structure with earth floor basement and concrete pier foundation. This dwelling contains 3 rooms, has 4 plumbing fixtures, patent shingle roof, shingle exterior and is heated by wood stoves.

1865 Venables is a 1 3/4 storey frame structure with earth floor basement and concrete pier foundation. This dwelling contains 4 rooms, has 4 plumbing fixtures, shingle roof, siding exterior and is heated by wood stoves.

Both these dwellings are in very poor condition and it is considered that the site has only land value.

There have been very few sales of RT-2 zoned building sites in this area and currently there is only one offered for sale. However, it is my opinion a premium is being paid for this site as the current estimated market value is \$58,300.00.'

C. SITE #3: 1220 SALSBURY DRIVE - N.I.P. PURCHASE

It is proposed that this site also be acquired with N.I.P. funds at a cost of \$145,000 for re-sale to the co-op for rehabilitation including combining some of the small suites into larger family size units.

The Supervisor of Properties comments on this site as follows:

'These premises comprise a two storey non-basement masonry building with concrete slab foundation erected in 1955 on a lot 13.41 meters (44') x 36.58 meters (120'). This improvement contains twenty rooms divided into eight self-contained suites (4 1-bedroom and 4 bachelor units).

This apartment has 24 plumbing fixtures, tar and gravel roof, stucco exterior walls and heat is supplied by a gas-fired hot water heating system. This building is well maintained and except for the roof, is in good condition.

Proposed acquisition price of \$145,000 appears to reflect current market values for comparable properties in this area.'

ARCHITECT AND ORGANIZER FEES

\$2,000 N.I.P. funds were previously appropriated for the consulting services of an architect and organizer in order to develop the Scattered Co-op proposal to this stage.

MANAGER'S REPORT, AUGUST 24, 1979 (BUILDING: A4 - 7)

Clause No. 5 cont'd:

The Inner City group will now be paying an organizer to work with existing tenants of the buildings and others on the waiting list. This group will form a legal co-operative association, work with the architect on plans for rehabilitation and new construction, and apply to C.M.H.C. for financing in order to purchase the sites from the sponsors, N.I.P. and Inner City. Two meetings have already been held, attended by tenants from both buildings and others who are prospective co-op members.

It is proposed that N.I.P. pay the design fees of the architect of up to \$7,000 for the three sites. (See Appendix 3.) The architect will work with the co-op group so that existing and future tenants will have a say in the construction and rehabilitation of the co-op.

When the designs have been submitted to C.M.H.C. and the financing has been approved, the costs of the architect's services will be recovered and re-paid to N.I.P.

N.I.P. FINANCING

In summary, it is recommended that a total of up to \$216,300 N.I.P. funds be appropriated for this Scattered Co-op project: \$62,500 for the purchase of 1857 and 1865 Venables, \$1,800 for site clearance at 1857 and 1865 Venables, \$145,000 for the purchase of 1220 Salsbury and \$7,000 for design fees.

These are basically front end costs which are recoverable from C.M.H.C. co-op financing once final C.M.H.C. approval is received within about four months. The only cost not recoverable would be the possible write-down of 1857-65 Venables when it is re-sold to the co-op. This could be a write-down of up to one-third in accordance with Council policy for social housing.

This write down of up to approximately \$20,800 would, if required, remain as a shareable N.I.P. cost and requires Council approval at this time.

As with the Kitsilano N.I.P. appropriations for housing, any rents and costs before resale would accrue to the N.I.P. accounts, and the money after resale is required to be reused in the Grandview-Woodland community.

C.M.H.C. and the Province have concurred with this proposal. The Grandview-Woodland Citizens' N.I.P. Committee also recommends approval.

RECOMMENDATIONS

The Director of Planning therefore recommends:

- A. THAT \$62,500 be appropriated from the Grandview-Woodland N.I.P. Land/Social Housing Account #898-9405 for the purchase of 1857 and 1865 Venables Street for re-sale as part of the Scattered Co-op described above.
- B. THAT up to \$1,800 be appropriated from the Grandview-Woodland N.I.P. Land/Social Housing Account #898-9405 for site clearance at 1857 and 1865 Venables Street.
- C. THAT a write-down of up to one-third (approximately \$20,800) be approved for resale of 1857 and 1865 Venables Street to the co-op if required to secure C.M.H.C. Co-op Housing financing.
- D. THAT \$145,000 be appropriated from the Grandview-Woodland N.I.P. Land/Social Housing Account #898-9405 for the purchase of 1220 Salsbury Drive for re-sale as part of the Scattered Co-op proposal described above.
- E. THAT up to \$7,000 be appropriated from the Grandview-Woodland N.I.P. Land/Social Housing Account #898-9405 to pay the design fees of the architect for 1857 Venables, 1220 Salsbury, and 1109-15 Victoria, to be recoverable from C.M.H.C. co-op housing financing.

Clause No. 5 cont'd:

Costs for all of the above appropriations, totalling \$216,300 to be shared as follows:

C.M.H.C.	50%	\$108,150
Province	25%	54,075
City	25%	54,075
		<u>\$216,300"</u>

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

6. Street Names -
False Creek - Area 6 - Phase 2

The Director of Planning in his capacity as Chairman of the Street Naming Committee reports as follows:

"At its meeting on August 15, 1979 the Street Naming Committee considered street names for Area 6 - Phase 2, False Creek.

Most of the streets are pedestrian oriented (also for emergency vehicle access) and privately constructed and maintained, except for the south spine road and vehicle courts which are dedicated and to be used by all traffic including buses; and except for the pathway through the park which is also dedicated and is to be used by service vehicles (including emergency vehicles) as well as pedestrians.

The following list of street names (identified on the attached map) are names to which the City's Inspections Department and the Post Office have no objection:

- Alder Bay Walk
- Shorepine Walk
- Birch Walk
- Old Bridge Walk
- Island Park Walk
- Fountain Way
- Lamey's Mill Road (extension of road from Phase 1)
- Alder Bay Court
- Fountain Court
- Hemlock Court
- Anderson Court

The sponsors of the residential developments concur with the above listed streets. It is expected that occupancy will occur around the middle of October.

Recommendation

The Street Naming Committee recommends:

- A. That the following street names for Area 6 - Phase 2, False Creek be approved:

MANAGER'S REPORT, AUGUST 24, 1979 (BUILDING: A4 - 9)

Clause No. 6 cont'd:

Alder Bay Walk
Shorepine Walk
Birch Walk
Old Bridge Walk
Island Park Walk
Fountain Way
Lamey's Mill Road (extension of road from Phase 1)
Alder Bay Court
Hemlock Court
Anderson Court

- B. That the name "Fountain Court" be changed to "Fountain Way Court".
- C. That the City Engineer be instructed to amend the official street name map accordingly."

The City Manager RECOMMENDS that the recommendations of the Street Naming Committee be approved.

7. Mt. Pleasant N.I.P.
Appropriation of Balance of Funds

The Director of Planning and the City Engineer report as follows:

" INTRODUCTION

On September 28, 1976, City Council approved the Mt. Pleasant Concept Plan. The Plan's goals included improving the physical conditions, improving the social environment, providing more usable public space, reducing through traffic, increasing public safety, and maintaining good aspects of the area. Since that time, many specific projects have been recommended and implementation is almost complete.

In keeping with the above noted goals, several additional projects have been identified for which this report recommends N.I.P. appropriation. With approval of these projects, the Mt. Pleasant N.I.P. budget will be totally committed.

1. Plaques for Public Buildings

The Mt. Pleasant Neighbourhood House, the Kivan Boys and Girls Clubhouse and the Robson Park Clubhouse have received funding in order to provide social facilities for the area. It is proposed that plaques be installed on each building in order to identify the financial sponsors of each. The Mt. Pleasant Triangle N.I.P. Committee recommends that a maximum of \$1,800.00 be appropriated for the manufacture of these three bronze plaques. CMHC concurs with the project and has also approved the proposed wording.

2. Charles Dickens School Grounds Improvements

Charles Dickens School has already received significant improvements. It is now proposed to install a Maypole (sometimes called 'giant stride') funded through N.I.P. for the recreational use of school children. Cost estimates have been supplied by the School Board in the amount of \$1,175.00. The Mt. Pleasant Triangle N.I.P. Committee, Vancouver School Board staff and Parents Consultative Committee have agreed on the project whose specific location will be determined by the school administration. CMHC concurs with the project.

Clause No. 7 cont'd:

3. Bus Shelters - Stage II

Bus shelters were identified in the Concept Plan as a priority, and installation of shelters at the most heavily patronized stops has already been approved and carried out.

Additional locations have now been identified which should receive installation of 'used' bus shelters, subject to these locations meeting the requirements of the City Engineer. These locations proposed which would receive one shelter each are as follows:

Fraser	-	West side at 11th
Broadway	-	North side at Fraser
Fraser	-	East side at 14th
Clark	-	East side at 21st.

The City Engineer advises that in September a report will be placed before Council recommending installation of a number of additional commercial shelters in the City. If this is approved, it will free up 'used' shelters, some of which can be directed to this proposed Mt. Pleasant N.I.P. bus shelter project. If the commercial bus shelter report is not approved, the Engineering Department will not have 'used' shelters to install in Mt. Pleasant. In this event, the funds will be directed to the Broadway Tree Planting Project.

The Mt. Pleasant Triangle N.I.P. Committee recommends an appropriation of up to \$8,000.00 for the installation of the 'used' shelters, if these are available. CMHC concurs with the project.

4. Tree Planting on Broadway

The Concept Plan rated curbs, paving and boulevard trees as one of the highest priorities for N.I.P. funding. Tree planting has now been carried out on streets located within the Triangle, as well as on Kingsway, the southern boundary. Tree planting on Broadway, the northern boundary, is now proposed, with implementation in two stages. Stage One includes both sides of Broadway from Prince Albert to Fraser Street. The cost of the work is estimated by the Engineering Department to be \$7,261.43. The N.I.P. Committee recommends the proposed expenditure for this project, as does the City Engineer and the Park Board. CMHC concurs with this project. Stage Two, which would include tree planting along the balance of Broadway within the N.I.P. area, is proposed to be carried out when and if surplus funds are available as the implementation of other outstanding projects is completed. This matter, along with other proposals for spending of freed up money will be reported to Council at a later date.

Planting is scheduled for Fall of 1979. The Park Board annual maintenance cost is estimated to be \$20.00 per tree amounting to \$380.00 which would be included in the 1980 budget request of the Park Board.

5. South China Creek Park - Carved Play Log

Implementation is almost completed on major upgrading of facilities in this park. It is now proposed that a carved play log (as per Appendix I) be installed in the southeast corner of the Park. The Mt. Pleasant Triangle N.I.P. Committee recommends an expenditure of up to \$3,500.00 for the purchase, moving and placement of the carved log on the park as per estimates submitted by the Ne Chi Zu Guild. CMHC and the Park Board concur with the expenditure.

MANAGER'S REPORT, AUGUST 24, 1979 (BUILDING: A4 - 11)

Clause No. 7 cont'd:

RECOMMENDATIONS

The Director of Planning and the City Engineer recommend:

- A. THAT City Council approve an appropriation of up to \$1,800.00 from the Mt. Pleasant N.I.P. Social and Recreational Account 896-9215 for the manufacture and installation of three plaques for the Mt. Pleasant Neighbourhood House, the Kivan Boys and Girls Clubhouse, and the Robson Park Clubhouse. Costs to be shared as follows:

Federal	(50%)	-	\$900.00
Provincial	(25%)	-	450.00
City	(25%)	-	<u>450.00</u>
Total			\$1800.00
			=====

- B. THAT City Council approve an appropriation of up to \$1,175.00 from the Mt. Pleasant N.I.P. Social and Recreational Account 896-9215 for installation of a Maypole ('giant stride') on Charles Dickens school grounds. Costs to be shared as follows:

Federal	(50%)	-	\$587.50
Provincial	(25%)	-	293.75
City	(25%)	-	<u>293.75</u>
Total			\$1175.00
			=====

- C. THAT City Council approve an appropriation of up to \$8,000 from the Mt. Pleasant N.I.P. Services and Utilities Account 896-9217 for installation of additional 'used' bus shelters. Costs to be shared as follows:

Federal	(25%)	-	\$2,000.00
Province	(12.5%)	-	1,000.00
City	(62.5%)	-	<u>5,000.00</u>
Total			\$8,000.00
			=====

- D. THAT City Council approve an appropriation of up to \$7,261.43 from the Mt. Pleasant N.I.P. Services and Utilities Account 896-9217 for tree planting on both sides of Broadway from Prince Albert Street to Fraser Street. Costs to be shared as follows:

Federal	(25%)	-	\$1,815.36
Provincial	(12.5%)	-	907.67
City	(62.5%)	-	<u>4,538.40</u>
Total			\$7,261.43
			=====

- E. THAT City Council approve an appropriation of up to \$3,500.00 to be appropriated from the Mt. Pleasant Social and Recreational Account 896-9215 for the installation of a carved play log in the southeast corner of South China Creek Park. Costs to be shared as follows:

Federal	(50%)	-	\$1,750.00
Provincial	(25%)	-	875.00
City	(25%)	-	<u>875.00</u>
Total			\$3,500.00."
			=====

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning and the City Engineer be approved.

8. Riley Park Neighbourhood Improvement Program
Six Month Progress Report #4

The Director of Planning reports as follows:

" Introduction

On 26 July, 1977, City Council approved the Riley Park N.I.P. Concept Plan which includes funding allocations for N.I.P. projects, other proposed planning initiatives as well as various citizens' actions to improve the Riley Park Community. The purpose of this report is to describe progress made to date on implementation of this Concept Plan.

It is required by C.M.H.C. that N.I.P. progress reports be prepared at six month intervals. Implementation for Riley Park N.I.P. is scheduled for up to six six-month intervals between August, 1977 and June, 1980 for which Administration funding is appropriated. This report summarizes all work through the fourth work interval and to mid-August, 1979.

Progress on Projects

Attached as Appendix I to this report is a summary outline of the status of all work by the staff and the Riley Park Citizens' N.I.P. Planning Committee for the improvement of Riley Park. This summary provides an overview for Council of the funding allocated and appropriated to date for each N.I.P. project, the time interval in which report to Council on each item is scheduled and additional notes to provide an indication of the extent of work to date on each project.

The focus of staff activity during this six-month interval has been on:

- project implementation of highly visible improvements especially to Schools and Parks, and completion of Main Street Beautification;
- project development and implementation where large N.I.P. investments and/or complex arrangements/agreements are required including work on the Riley Park Recreation Complex, Neighbourhood House/Youth Centre, Storefront Library, Community Vans and Bunny Trail;
- analysis of emerging planning issues as per the N.I.P. Terms of Reference including the proposed closure of 23rd Avenue at Tupper School, land use on Fraser Street, and pending new development proposals;
- initiation of planning studies as outlined in the N.I.P. Concept Plan including the housing analysis, Main Street parking study and commercial zoning study;
- supervision of the Main Street Small Business Centre funded by Canada Works and the City.

The motivation for this activity has been to get all N.I.P. projects either implemented or into development so that staff energies can be increasingly transferred to completion of the planning work items. Of course, the program has continued to provide City Council with information about area conditions and opinions from active citizens and field staff as an input into decision making on issues that are relevant to Riley Park.

Local resident volunteer activity has continued to grow in volume, scope and sophistication during this six-month period. Citizens' activities included:

- continued strong participation on a weekly basis in the N.I.P. Committee;
- special commitments to design and development work teams for the Riley Park Recreation Complex, Neighbourhood House/Youth Centre and the Storefront Library;

Clause No. 8 cont'd:

- local improvement petitioning for upgrading of streets;
- assisting staff in planning events such as information meetings, projects, publicity, etc.;
- organization of a major community clean-up initiative;
- organization of major social action programming to complement N.I.P.;
- developing indigenous community volunteer leadership and organizational skills.

Perhaps the most significant development in terms of citizen volunteer work is the emergence of the Little Mountain Neighbourhood House Society as a strong, aggressive and creative focus for community self-help work. The Society has affectively taken over responsibility for social and recreational initiatives as outlined in the 1977 N.I.P. Concept Plan and has expanded this work based on current demands. The Society has become an eloquent and sensible advocate on community issues and is working closely with other local organizations toward an integrated neighbourhood response to local needs. The Main Street Merchants' Association also remains a significant force in local commercial affairs. Both of these organizations are spin offs of the N.I.P. Program conceived to cope with specific kinds of concerns.

In the upcoming work interval, most N.I.P. projects will be implemented. Planned land use studies will be completed. Advisement will continue on emerging local issues. If implementation proceeds as projected, it may be possible to complete the program slightly earlier than scheduled. This will be addressed in the next Progress Report.

Funding Commitments

In the first progress report (February, 1978) it was reported that \$118,290.00 in N.I.P. project funds had been committed. Some \$586,000.00 was committed by the second progress report (July, 1978). As of the third progress report, approximately \$972,000.00 in project funding had been committed. In the fourth progress report, a total of some \$1,189,475.00 has been appropriated. This investment has drawn additional investment to Riley Park including some \$250,000.00 in new social/recreational services funding over the last two and one-half years (primarily through the Neighbourhood House Society) and over \$501,000.00 in capital funds from various sources to match N.I.P. allocations. Several agencies have also committed staff or are agreeable to committing staff to reinforce the self-help efforts of local people.

Observations on Impact To Date

The community planning activity by the City through N.I.P. continues to have a positive impact on the revival of the physical and social environment of Riley Park. Long standing physical inadequacies in parks, schools and public spaces are being resolved. There is evidence that Main Street commercial vitality is significantly improving. A wave of new social initiatives is underway and volunteerism by local residents has increased dramatically.

Increasingly, local organizations are prepared and able to follow through with the social and recreational aspects of neighbourhood improvement without close coordination by N.I.P. This is because of the growth of new organizations, the revitalization of existing groups and the expanding tendency of all groups to work cooperatively on problem solving as contacts are made and experiences gained. Finally, there is evidence that the attitudes of Riley Parkers about the future and possibilities of their neighbourhood are changing with positive expectations coming to the forefront.

Implementation of Riley Park N.I.P. spending and neighbourhood improvement is essentially occurring on or ahead of schedule.

Clause No. 8 cont'd:

Recommendation

The Director of Planning recommends:

That City Council submit this Riley Park N.I.P.
Six-Month Progress Report #4 to the Federal and
Provincial Governments for information."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

9. Mt. Pleasant N.I.P. Appropriation:
Robson Park Clubhouse

The Director of Planning reports as follows:

"On September 28, 1976 City Council approved the Mt. Pleasant Concept Plan, which identified the need to improve the social environment within the area. To this end, two projects were identified in the Concept Plan - the Kivan Boys and Girls Club and a Mt. Pleasant Neighbourhood House. A total of \$440,000.00 was allocated towards these projects which are presently being implemented.

A third project, the rehabilitation of the Robson Park Clubhouse, has now been identified by the N.I.P. Committee. The Committee advises that the Clubhouse is needed to fill the space requirements for social and recreational programs not presently served by either the Mt. Pleasant Kivan Boys and Girls Club or by the Mt. Pleasant Neighbourhood House.

Although initially there were concerns expressed by the Park Board about this project, a decision by the Park Board to approve the building's rehabilitation, using N.I.P. funds, and to lease the building to a community group, was made on July 23, 1979 (with conditions) as per Appendix I.

The lease will be between the Mt. Pleasant Family Centre Society and the City of Vancouver and will be drawn up by the Park Board to the approval of the City Solicitor. The Society has submitted evidence of the local orientation of their community service, of adequate budgets, of program schedules, and of need for space which would be more compatible with the recreational/social format of the Society's activities (refer to Appendix II). Because the Clubhouse is situated on the newly upgraded Robson Park, is across the street from the nearly completed Mt. Pleasant Kivan Boys and Girls Club, and is in close proximity to the Kingsway and Fraser bus lines, it is well located for the Society's needs.

Estimates submitted and agreed to by the Park Board for rehabilitating the Clubhouse for long-range use include costs for modernizing the bathrooms, relocating the kitchen, replacing the roof and furnace, installing insulation, and upgrading and repairing the structure. It also includes costs for raising the building and finishing the lower floor so that it is available to serve both the adults and young children in the Society's programs. In addition, finishing the lower floor will make it more usable by community groups, including the handicapped, as the entrance will be ramped, kitchen facilities will be moved to this lower floor, and washroom facilities will be installed. The additional space gained by finishing the lower floor will also meet the minimum child care facilities space standards, as well as providing greater flexibility for program use by community groups who wish to use the facilities at the same time. The estimates will also allow for architectural fees, Park Board staff time, as well as for

Clause No. 9 cont'd:

minor landscaping which will assist in integrating the Clubhouse building into the surrounding Robson Park environment. As a result, the Mt. Pleasant N.I.P. Committee recommends an expenditure of up to a maximum of \$46,206.00 for the raising and rehabilitation of the Clubhouse. CMHC also concurs with this project and lease arrangements.

The Director of Planning recommends:

- A. THAT City Council approve the appropriation of up to \$46,206.00 from the Mt. Pleasant N.I.P. Social and Recreational Account 896-9215 for the raising and rehabilitation of the Robson Park Clubhouse. Costs to be shared as follows:

Federal	(50%)	-	\$23,103.00
Provincial	(25%)	-	11,551.50
City	(25%)	-	<u>11,551.50</u>
Total			\$46,206.00."
=====			

- B. THAT City Council approve an eight-year lease between the Mount Pleasant Family Centre Society and the City of Vancouver as approved by the Park Board on July 23, 1979 and detailed in Appendix I. The lease to be drawn up by the Park Board to the approval of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning be approved.

10. Grandview-Woodland N.I.P. Appropriation:
Grandview Park Improvements

The Director of Planning reports as follows:

"On July 12, 1977 Council approved the Grandview-Woodland N.I.P. Concept Plan which includes an allocation of \$460,000 for improvements to all five parks in the area. Improvements to tennis courts, the construction of a creative playground, repair of the wading pool and renovation of the field house were included in the plan for Grandview Park.

The purpose of this report is to recommend the appropriation of funds for a creative playground in Grandview Park.

Substantial new small tot and intermediate play equipment (listed in Appendix I) is to be installed as the core of the new playground. Along with these, two sets of swings are to be retained while teeter-totters and an exercise bar are to be relocated after removal of the blacktop surface currently underlaying them. Four light standards are also to be erected along with four benches.

This constitutes a second phase of improvements with a third to come later this year involving rehabilitation of the field house along with the one at Garden Park. Due to the lack of funds remaining from the initial allocation for this park, the lowest priority item indicated for improvements - the relocation of the wading pool - has been relegated to the second priority list of projects which may be undertaken should others listed in the concept plan prove unworkable.

The total cost of the proposed improvements is \$46,245.00 including a 15% contingency reserve. While \$24,225.00 remains available in the original Concept Plan allocation for this park a \$15,000 Park Board allocation (see Appendix II) supplemented by \$7,020 to be drawn from the Reserve/Future Proposals Account will provide the remaining funds required to complete the project. (Estimates - Appendix III.)

MANAGER'S REPORT, AUGUST 24, 1979 (BUILDING: A4 - 16)

Clause No. 10 cont'd:

The Grandview-Woodland N.I.P. Committee recommends the acceptance of the plan and the proposed appropriation of funds for the implementation of play-ground improvements on Grandview Park.

The Director of Planning therefore recommends:

That City Council approve the appropriation of \$24,225 from the Grandview-Woodland N.I.P. Social/Recreational Account #898-9404 and \$7,020 from the Grandview-Woodland N.I.P. Reserve/Future Proposals Account #894-9408 to provide a total of \$31,245 for the implementation of improvements to Grandview Park with costs to be shared as follows:

-CMHC	15,622.50
-Prov. of B.C.	7,811.25
-City of Van.	7,811.25

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 785 & 6

MANAGER'S REPORT, August 24, 1979 (FIRE: A-6 - 1)

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Pacific Centre Garage -
Management Agreement

The City Engineer reports as follows:

"The purpose of this report is to recommend that Council approve an increase in the management fee paid to the Downtown Parking Corporation for Management of the Pacific Centre Parking Garage.

In 1976, the agreement with the Downtown Parking Corporation for Management of the Pacific Centre Garage was revised and executed as of January 1, 1977. This agreement provided for a management fee of \$30 000 per year. This fee is to cover all Downtown Parking Corporation head office expenses related to supervision, accounting, audit, etc.

Article VII, Section 7.01 of the agreement provides that either party, the City or the Downtown Parking Corporation, may request amendment to any section of the lease on or before 90 days prior to January 1. The Downtown Parking Corporation have requested that the management fee be increased.

In 1976, the Downtown Parking Corporation indicated that their direct expenses related to the management were \$36 000 annually, but after negotiation, the management fee was established at \$30 000. The reason being that the entire facility was newly completed and experience was necessary to access accurately the actual cost of management. The Downtown Parking Corporation now indicates that their reasonable expenses attributed to the Pacific Centre operation are \$51 336 annually. This has been reviewed and discussed with the Downtown Parking Corporation who have agreed that establishment of a \$50 000 fee would be appropriate. This fee would not require adjustment for at least two years. The increase in the management fee will more accurately reflect the actual expenses being incurred by the Downtown Parking Corporation and, therefore, the Director of Finance and City Engineer recommend that Council approve the increase.

It is recommended that:

- A. The management fee paid to the Downtown Parking Corporation for management of the Block 42/52 Parking Garage be established at \$50 000 annually effective January 1, 1980.
- B. The Director of Legal Services be authorized to amend the management agreement to reflect the increased fee."

The City Manager RECOMMENDS approval of the foregoing recommendations of the City Engineer.

FOR COUNCIL ACTION SEE PAGE(S) 786

MANAGER'S REPORT, August 24, 1979 (FINANCE: A-7 - 1)

FINANCE MATTERS

INFORMATION

1. Central Records Management Program

The City Clerk reports as follows:

"On June 19, 1979, under 'Enquiries', Alderman Little requested that the City Clerk report on progress to date towards the establishment of a Central Records Management Program for the City.

HISTORY

In 1970 Council decided to have developed an effective Records Management Program and, in 1971 approved the following statement of purposes and objectives which renders to the Archives and Records Division the responsibility for - "the development of a Records Centre and Records Scheduling Services related to the City of Vancouver's records".

A Records Manager was hired on November 1st, 1973, to provide records consulting to all the civic departments and to develop the program for the City. Earlier in 1973 the Vault Attendant at City Hall was transferred to the Archives and Records Division to assist in the Records Centre.

RECORDS CENTRE

Early in 1973, 115 tons (5,175 cu.ft.) of records from the City Hall vaults 1 and 2, and from various office areas were transferred to the Records Centre. Approximately 70 tons (3,125 cu.ft.) of the dead records were scheduled and destroyed and the balance of 2050 cubic feet of inactive records were boxed, labelled and shelved.

Records retrieval and daily delivery services began during the first quarter of 1973. Records requested before 12:00 noon were delivered to the City Hall on the same day and those requests after 12:00 noon, the following day.

A review of the Records Centre operation, conducted in January 1974, resulted in (a) a revised records storage system by random access method to provide maximum utilization of the Records Centre space; (b) an improved Records Centre fibreboard transfer box to accommodate both legal and letter size documents; (c) a reduction in file retrieval time from between five minutes to a few days to an average of three minutes per request, and (d) an increase in the control of records and a built-in provision for confidentiality.

With the help of a Provincial STEP project in the summer of 1974, all records in the Centre were properly identified and inventoried.

The quick and reliable centralized service provided by the Records Centre promotes and increases the use of the storage facility by civic departments, boards and commissions. From January 1974 to June 1979, 4,696 cubic feet of records were transferred from departments into the Centre, 3690 cubic feet were disposed of from the Centre and 19,579 files were retrieved and refiled for departments. As of May 31, 1979, the Records Centre

MANAGER'S REPORT, August 24, 1979 (FINANCE: A-7 - 2)

Clause No. 1 Continued

RECORDS CENTRE (Cont'd)

net holding was 5,943 cubic feet - 98% full. The current undertaking of civic departments setting retention and destruction timetables to their records should alleviate the space problem for the next two to three years, at which time additional storage space has to be sought to cope with the records volume. This situation has been brought to the attention of the Director of the Civic Buildings Department.

RECORDS RETENTION AND DESTRUCTION SCHEDULING

A Records Management Committee, consisting of representatives from various departments, including the Park Board and the Police Department, was struck in 1977, and held its first meeting on August 25, 1977. A "Records Retention and Destruction By-law", discussed and approved by the members, was passed by Council on September 12, 1978. In this By-law -

' "Records" is defined as the records of a department, board or commission and includes records, forms, memoranda, papers, note-books, maps, photographs, films, sound recordings, paper tapes, microfilm, microfiche, data captured or any data used as input or output in any data processing device, and documentary material, regardless of physical form or characteristics heretofore or hereafter created in, acquired or received in pursuance of any civic law or in connection with the transaction of public business and preserved or are deemed necessary or appropriate for preservation by a department, board, commission, task force or any organization established to make inquiries or reviews whether appointed by the City Council or by a department.

Before any records may be destroyed in any department, board or commission of the City, the related "records retention/destruction schedule" shall be approved by the Department Head, the Director of Finance, the Director of Legal Services, the City Archivist and the City Clerk.'

To launch the records management program, a decision was reached by the Committee that departments should inventory and schedule all their records to effect better protection of public records, authorized destruction of valueless records, savings in space and filing equipment and increased management control over the life span of records.

Various records guidelines were issued by the Archives and Records Division and by the end of 1978, five departments had completed their records inventories and had started on their scheduling. As of May 31, 1979, 476 records series had been inventoried, of which 19 records schedules were in progress for approvals and 51 schedules were approved and implemented.

MANAGER'S REPORT, August 24, 1979 (FINANCE: A-7 - 3)

Clause No. 1 Continued

RECORDS CONSULTING

The Records Manager also provides records consulting to various civic departments. Complex records classification has already been designed and installed in Engineering, Health, Park and City Clerk's Departments.

Consulting on microfilming was also provided to City Clerk, Park, Health and Police. Microfilm quality control and storage standards were established for the City Archives. These standards are currently used by the Engineering Department Microfilm Section for all departments.

Concerns over 'vital records protection' and 'small document microfilming' were expressed and discussed by the members of the Records Management Committee at its last meeting. It was decided that the vital records program would be considered as part of the next phase of the Records Management Program and the broad issue of microfilming would be brought to the attention of, and discussed with the City Manager by the City Clerk.

Other records activities which are usually associated with a total records management program are forms, reports and directives management. Since these programs are new to the City, and, depending on priorities, they have to be studied in detail and the reports submitted to Council for approval.

The handling of records and files generally receives a relatively low priority in the ongoing administrative duties of a department, yet it is an integral part of our operation and so important in providing service to Council, the public and other departments.

There is no doubt that, unless a full microfilming program is instituted, we shall smother in an ever-increasing morass of pink, blue, green and white paper. Therefore, the active role of the Records Management Committee is important in the development of a unified modern system of controlling records."

The City Manager submits the foregoing report of the City Clerk for the INFORMATION of Council.

RECOMMENDATION

2. Federal Employment Program - Canada Works
- Phase IV (1979-1980)

The City Engineer reports as follows:

"The Minister of Employment and Immigration recently announced that applications for projects to be funded under the final cycle of Canada Works (Phase IV) will be accepted up until September 28, 1979.

It should be noted that the only Vancouver Constituency that has been designated for any funding under this program is Vancouver East. The announced amount that is available for this constituency, including both the private and public sectors is \$35 000 which is only approximately 3% of the amount made available to that constituency under Phase III and will only fund approximately five-year-long jobs. Therefore, the possibility of any civic project being approved by the Job Creation Branch seems fairly remote.

Clause No. 2 Continued

Approved projects would start between October 1, 1979 and February 25, 1980 and finish no later than February 27, 1981. Projects operate for a minimum of 13 weeks and must provide a minimum of 3 continuing jobs.

Cost Sharing

The Federal contribution to the weekly cost of approved projects is as follows:

- Project Manager.....up to \$180.
- Each additional worker.....up to \$138.
- Other Expenses.....up to \$40 per man week.

Wages and expenses above these base rates will be added to the City share of the cost. This share would vary depending on the type of project and classification of the workers involved. However, in order to give an indication as to the split between the City and the Federal Government the following two typical projects are outlined assuming material cost, etc, within the Federal contribution and 1980 wage rates:

- A. Using 'Inside' workers (V.M.R.E.U) P.G. 9, the City would pay approximately 36% of the overall cost of the project.
- B. Using 'Outside' workers (C.U.P.E.) Lab. 1, the City would pay approximately 51% of the overall cost of the project.

Director of Finance comments

The Director of Finance submits the following information for Council's consideration in determining the amount of participation in the Canada Works - Phase IV Program. The previous City's contributions from the Revenue Budget on various projects has been as follows:

	<u>1976</u>	<u>1977</u>	<u>1978</u>	<u>1979</u>
1975-76 L.I.P.	\$ 173 978			
1976-77 L.I.P.	32 000	\$ 224 838		
Young Canada Works (1977)		90 439	(1 244)	
" " " (1978)			61 635	
" " " (1979)				60 038
Canada Works Phase I		78 359	1 088	
" " " II		108 338	27 521	(6 384)
" " " III			54 052	11 202
Provincial Youth Employ. (1976)	39 698			
" " " (1977)		28 918		
" " " (1978)			30 895	
" " " (1979)				20 781
	<u>\$ 245 676</u>	<u>\$ 530 892</u>	<u>\$ 173 947</u>	<u>\$ 85 637</u>

The Director of Finance advises that if Council intends to participate in the program that any City funds approved would be provided from Contingency Reserve and that in his opinion should not exceed \$60,000, the approximate 1978 level.

CONSIDERATION

The City Engineer submits the following items for Council's Consideration:

- A. Whether or not the City should participate in Canada Works - Phase IV. It should be noted that it seems unlikely given the approved federal funding level that any Civic projects will be approved by the Minister of Employment and Immigration.
- B. If the City is to participate, the setting of a maximum City cost for Canada Works - Phase IV.

Clause No. 2 Continued

The City Engineer recommends that if the City is to participate:

- C. The City Engineer or his representative be authorized to sign the application form and agreements on behalf of the City and to make minor adjustments where required.
- D. The Standing Committee on Finance and Administration review the Departmental proposals for a subsequent report to Council. "

In view of the miniscule amount of \$35,000 that has been made available by the Federal Government and has been restricted to Vancouver East, The City Manager RECOMMENDS:

- that Council not submit applications for Phase IV, Canada Works, 1979.

If however, Council wishes to submit applications, then the City Manager RECOMMENDS

- setting a ceiling of \$60,000 on city contributions
- approval of recommendations C and D of the City Engineer.

3. Alterations to the Lobby of the Operations Building, Manitoba Yard

The City Engineer reports as follows:

"Complaints have been received from Vancouver Municipal and Regional Employees' Union about the inadequate restroom facilities for the female staff in the Operations Building, Manitoba Yard. When the building was built, in 1966, there were only two women in the staff, and the small washroom in the lobby served adequately. There has been a dramatic increase in the proportion of women in the staff with fourteen now employed. Adjustments have been made to cope with this situation by converting a small men's public washroom, also in the lobby, to the women's use. However the facilities still fail to meet the standards of the Factories Act, and must be improved. The present complaints have been precipitated by the large number of labor applicants who now frequent the lobby. The situation can be corrected by some relatively minor building modifications. The plumbing facilities are adequate for the present staff or for an increase of up to 50%, but space must be added to accommodate the required couch or cot, and chairs. This proposal is to install a screening partition to divide the lobby and thereby produce the required degree of privacy for the women's area. The front door to the building will be moved to correspond to the partition change and a cot installed to complete the lounge. The work is estimated to cost \$3 300.00.

The Director of Finance advises that funds could be made available from Contingency Reserve.

The City Engineer recommends that the above appropriation be approved."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

4. Fire Dispatch Centre

The Director of Civic Buildings reports as follows:

"At its meeting of August 29, 1978, Council approved the relocation of the Fire Dispatch Centre from its present quarters at 3637 Cambie Street to the No. 1 Firehall. Council also approved a recommendation that the existing Fire Alarm property be sold to the Property Endowment Fund for \$400,500., and these funds be appropriated for the construction and engineering costs of the new Fire Dispatch Centre and office space at No. 1 Firehall.

Clause No. 4 Continued

Council later approved the firm of Eng and Wright as architects for the addition. A request for tenders was publicly advertised; however, only two firms submitted bids on August 8th, 1979:

M. G. Builders (1971) Ltd.	\$199,595
Oliver Builders Limited	\$206,930

Based on the low bid and on an update of Engineering Department costs, the budget for this project now stands as follows:

Construction Contract	\$199,595
Architects' Fees	17,000
Engineering Costs	170,500
Furniture	6,000
Miscellaneous and contingency	<u>7,405</u>
TOTAL	<u>\$400,500</u>

The Director of Finance advises that the required funds in the amount of \$400,500 have been provided and appropriated according to Council's approval on August 29, 1978."

The Director of Civic Buildings recommends that Council:

- (a) Approve the budget for this project.
- (b) Accept the low tender of M. G. Builders (1971) Limited, and enter into a contract satisfactory to the Director of Legal Services.

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Civic Buildings be approved.

5. 1979 Supplementary Capital Budget

The Director of Finance reports as follows:

"On July 24, 1979 City Council approved the Firehall #22 - Oak Park arrangement with the Parks Board that required the provision of \$175,000 from the 1979 Supplementary Capital Budget.

Previous to this action there was \$164,769 available in the 1979 Supplementary Capital Budget and this approval by Council creates a shortfall of \$9,967.46.

There are also a number of other items currently before Council for decision, such as the Boy Scouts capital grant request (\$15,000), the 10th Avenue parking question (\$120,000), and the Kimount Club improvements (\$40,000).

Inasmuch as there are these matters before Council and Council may wish to provide the funds for them or for other projects between now and the end of the year, and inasmuch as the June budget review indicates a present surplus on revenue account in excess of \$600,000, it would seem worthwhile to allocate \$300,000 of that to the 1979 Supplementary Capital Budget. This would leave approximately \$115,000 for projects that may arise before Year End after provision for the above items in process.

I would therefore RECOMMEND:

THAT the 1979 Supplementary Capital Budget provision be increased by \$300,000 with the source of funds being the 1979 Operating Budget - Surplus on Revenue Account."

The City Manager RECOMMENDS approval of the recommendation of the Director of Finance.

6. Interest Rate on Property Tax and Business Tax Arrears

The Director of Finance reports as follows:

"In July 1978 Charter amendments were approved which permitted the City to charge interest rates on Real Property and Business Tax Arrears which more closely reflected the current status of borrowing costs.

Basically, the amendments were that Council could, from time-to-time, by a by-law passed not later than the 30th day of September in any year, impose an interest rate effective for the year following its enactment. Such interest rate is not to be greater than four percentage points above the prime interest rate prevailing on the 31st day of July of the year of its enactment, as determined from the City's principal bankers.

The prime rate on July 31, 1979 was 12½% and this report is recommending that we establish the arrears interest rate at 14%. The present rate of 12% was approved by Council on August 29, 1978 based on the July 31, 1978 prime rate of 9½%. Prior to 1979, the interest rate was 8%, unchanged since January 1, 1970. The reason for seeking this increase in the past and at this time is that when our interest rate is less than the current borrowing rates charged elsewhere I am of the opinion that some taxpayers are in fact borrowing from the City at a rate which is less than they would have to pay elsewhere. In fact, they are borrowing at the expense of the other taxpayers who do not have arrears. By increasing our interest rate we hope to discourage this practice.

If City Council approved the recommendations in this report, then in order to alert all parties concerned, we propose to do the following:

1. Notice of potential year-end arrears is given to property owners who have an outstanding balance of taxes due as of October 31. This notice is in the form of a confirmation of tax account status sent to applicable property owners by the Internal Audit Division. It is to be a recommendation of this report that a separate notice be inserted with the approximately 8,000 notices mailed in November of this year, alerting the property owners to the increased rate which will be applicable on the close of business on December 31, 1979. (Approximately two months notice of increase).
2. Notice to business owners and occupants subject to business tax will be made through the use of a separate newspaper notice in November and by mailing to all potential arrears accounts, a notice advising of the new rate.

RECOMMENDATION

The Director of Finance recommends that:

- A. Council instruct the Director of Legal Services to draw the necessary by-laws to implement the increase in arrears interest rate from 12% to 14% for both real property and business tax arrears effective at the close of business on December 31, 1979, for approval by Council prior to September 30, 1979.
- B. The City Treasurer & Collector include with the Audit Verification Notices, which will be mailed in November 1979, a notification to all accounts having Real Property Taxes due as at October 31, 1979, the fact of the increase in arrears interest rates.
- C. The Director of Permits and Licenses send to all accounts having Business Tax amounts outstanding at October 31, 1979, a notice of the increase in arrears interest rates."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Finance be approved.

7. Vancouver Indian Centre - Administration of Grant

The Director of Finance reports:

"On April 17, 1979, Vancouver City Council passed the following recommendation:

"Approve a Capital grant to the Vancouver Indian Centre Society in the amount of \$300,000 subject to the Society obtaining sufficient funds from other sources to complete the financing of the proposed new facility."

On July 24, 1979, Council subsequently passed the following recommendation:

"That City Council approve the immediate release of the \$300,000 grant to The Royal Bank (assuming The Royal Bank completes the above transaction on behalf of the Indian Centre) for the purchase of 1607 East Hastings, Vancouver, by the Vancouver Indian Centre and that the City grant be secured by a second mortgage pending the completion of Phase I and II."

Although it was not stated in the City Manager's report, it is our understanding that the mention of the second mortgage to secure the City's grant was intended to safeguard the City's contribution to the Centre against the possibility that additional funding was not forthcoming and that the Centre was not developed as it was intended. The Director of Legal Services has reviewed the matter and recommended that the City register a Section 24A covenant against the land to ensure that the Centre will be developed only as reported to Council on April 17, 1979. Once the Centre has been completed, this covenant would be removed from the land. It will be noted that the Provincial Government also propose to register a mortgage against the land to secure their contribution.

The Indian Centre Society has already purchased the property at 1607 East Hastings Street and has financed it through an \$800,000 First Mortgage from The Royal Bank of Canada. The Indian Centre is currently paying interest on that mortgage of 12½%. In accordance with the Council resolution of July 24, 1979, the City cannot disburse the \$300,000 grant until such time as the mortgage or covenant has been registered against the property. For every day that the City's grant is not disbursed to the Society, the Society is facing extra interest costs of over \$100 a day. The Director of Legal Services estimates that it will take three to four weeks to register the covenant against the property.

In order to protect the Indian Centre against the additional interest costs caused by the above-noted legal processes, it is proposed that the City pay to the Indian Centre interest on the \$300,000 at the rate of 12.5% for the period from August 15 (which was the date that had been previously proposed to issue the funds) to the date that this money is disbursed to the Centre. As the City is currently earning approximately 11% on its short-term earnings, this additional payment of approximately \$3,000 would not really be much additional cost to the City.

Recommendations:

The Director of Finance recommends that:

- A. The City register a covenant against the Vancouver Indian Centre property at 1607 East Hastings to ensure that the property is developed **generally in accord** with those plans reported to Council on April 17, 1979. This covenant would be in substitution for the previously mentioned second mortgage, and would be removed once the property has been developed in accordance with the plans.
- B. Once the covenant has been registered, the grant of \$300,000 be disbursed to the Vancouver Indian Centre Society plus interest at 12.5% per annum from August 15, 1979 to the date of disbursement. The source of funds for the interest costs would be the 1979 Supplementary Capital Budget."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 86-7

MANAGER'S REPORT, AUGUST 24, 1979 (PERSONNEL: A8-1)

PERSONNEL MATTERS

RECOMMENDATION

1. Hearing Testing - Outside Workers

The City Engineer reports as follows:

"On 21 July, 1978, the Director of Personnel Services reported on a proposal to hire a contract service to administer hearing tests to the City's outside workers. The need for such a service arose out of the new Workers' Compensation Board requirements that all workers exposed to a noise level of 85 Db. should receive a hearing test annually, with the results to be submitted to the Workers' Compensation Board for recording, and follow-up. The program is aimed at reducing the incidence of work-related hearing loss, by identifying those persons whose hearing shows impairment. Other regulations require employers to improve the noise levels at work sites and to provide personal hearing protection. The subject was deferred until the impact of the requirements on our activities was clarified. This report is to inform Council of the present status of the subject and to recommend action.

Preliminary discussions with the Workers' Compensation Board staff indicated that virtually all the outside staff would be subject to an annual hearing test, because of their exposure to noise in the work place. This would have meant a testing cost of \$5,500 per year and lost production by the staff to a value of \$24,000 for a total annual cost of nearly \$30,000. This cost seemed to be entirely unjustified in the light of our experience, which contains very little demonstrated hearing impairment.

We have discussed this matter at length with the Workers' Compensation Board, and have now resolved that they consider that between fifty and one hundred of our employees are exposed to noise levels which would make them subject to the hearing testing program. In view of the smaller numbers of people who will require testing the Director of Occupational Health reports that he could handle the testing within his present staff resources if he is supplied with an automated audiometer to minimize the time expended by his technician on testing. If Council agrees to proceed in this manner it will also be necessary to provide funds for the wages of those workers being tested. I estimate the costs as follows:

One Time Cost

- | | | |
|--|---|---------|
| 1. One automatic audiometer less trade-in of old machine | - | \$3,000 |
|--|---|---------|

Recurring Costs

- | | | |
|---|---|---------|
| 1. Wages for one hundred workers under test | - | \$2,100 |
| 2. Instrument recalibration (not required in 1979 but necessary each year thereafter) | - | \$ 100 |
| Total 1979 | - | \$5,100 |
| Total subsequent years | - | \$2,200 |

There is no doubt that the Workers' Compensation Board will require the City to embark on a hearing testing program. I believe that this reduced program represents the most economical solution for the City.

I have discussed this report with the Director of Occupational Health and the Director of Personnel Services, both of whom agree with the content.

The Comptroller of Budgets and Research advises that, if this report is approved, the source of funds would be Contingency Reserve.

The City Engineer RECOMMENDS that funds be appropriated, in the amount of \$5,100, for the equipment and operating costs for an employee hearing testing program for 1979."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

MANAGER'S REPORT, AUGUST 24, 1979 (PERSONNEL: A8-2)

2. Equal Employment Opportunities
- Review of External Training Program

The Director of Personnel Services reports as follows:

" I BACKGROUND

When dealing with the Manager's Report on Equal Employment Opportunities at its meeting of May 29/79, City Council passed the following resolution:

'D. THAT the Director of Personnel Services report back on how the present external training program can be expanded to include employees wishing to improve their opportunities for promotion within the City service.'

This resolution had its origins in an earlier report (February 6/79) wherein the then Equal Employment Opportunity Officer had proposed a review of the City's Personnel Regulation No. 248 as it relates to external training. The rationale for this proposal, which was contained in an Appendix to the report is worth quoting in full:

'The City's present Personnel Regulation 248 on external training is job-oriented, not career oriented. The City will reimburse employees for all or part of the fees for training courses that are pertinent to their present jobs. It does not, however, reimburse employees for the fees for training courses that will make them eligible for other positions within the civic structure.

The external training regulation, therefore, rewards those who are staying where they are, but does not assist those who wish to move ahead.

Certainly, the training regulation must ensure that the City receives the benefits of training that it pays for. However, some flexibility in the training regulation within the setting of improved evaluation, career planning and manpower planning systems, could well be beneficial.'

Viewed in the context of the entire Program, this stated concern was not confined to training for promotion within a certain field (e.g. Audit Clerk II to Audit Clerk III). It extended to training for those who felt they had become trapped and dead-ended in a particular occupation and wished to switch to another (e.g. Clerk Stenographer III to Public Health Inspector.) Also, as will be seen in the Analysis section of this report, the quoted statement is not completely true with regard to training for promotion.

II PRESENT PROGRAM

A copy of Personnel Regulation 248 has been attached for the information of Council. A few explanatory comments might be helpful:

(a) Internal Training - To consider external training in its proper perspective, one should be aware of the City's internal training programs, which are not fully described by Regulation 248-2. Firstly, there is the City's Training Centre in Stanley Park, staffed by a Training Co-ordinator and a Secretary. The Centre is regularly in use presenting a variety of courses to civic employees. The Engineering Department and Park Board continuously provide in-service training to Trades apprentices and to employees interested in becoming Truck Drivers and Equipment Operators. The Fire Department employs two full-time Training Officers both for training new recruits and for improving the skills of others in the Department. The Health Department has almost \$9,000. in its budget for staff-education material and supplies. On the job training is a fact of life in all departments and many special trainee classifications have been set up. The City of Vancouver is, as it should be, very involved in staff training and development.

Clause No. 2 cont'd:II PRESENT PROGRAM (cont'd)

(b) External Training - Regulations 248-3 through 248-7 are straightforward and for the most part simply outline the procedures relating to approval of and payment for outside courses. Virtually all of these are provided to Inside Workers, Excluded and Senior Staff, and Nurses (about 2,000 employees). The 1979 budget for external training is \$35,000. or \$17.50 per employee. In addition, employees are given time off with pay where needed. Typically, the courses involved are either at night for one term, or a one to three day seminar.

The part of the Regulation which has been called into the most serious question is 258-5 (iv):

"The City Manager will not consider paying the fees for professional or other training programmes leading to a degree or other certification that is a stated prerequisite for promotion."

III SURVEY RESULTS

Before tampering with our present policies, it was considered desirable to investigate practices in the surrounding area. Accordingly, a survey was conducted of 14 organizations: 10 Lower Mainland municipalities, the Provincial Government, a Crown Corporation and two large private employers. The questions asked and the results obtained are detailed below:

(a) 'Does your organization pay for external training or educational programs?'

All answered this question in the affirmative. However, only 5 regularly pay 100% as does Vancouver. Two others pay on a sliding scale up to 100%, with a minimum as low as 25%, depending upon the relevance of the course to the job. The remainder pay either 50% or 75%.

(b) 'Does your organization pay for component courses of a degree or certificate program even though the course may be a prerequisite for promotion?'

All respondents reported paying for courses in this situation. Half of them specified that the course should be related to the employee's job in order to qualify for the payment of tuition; this has been the City of Vancouver's approach.

(c) 'Does your organization pay for complete degree or certificate programs even though the course may be a prerequisite for promotion?'

6 of the respondents answered 'no' to this question and 4 gave an unqualified 'yes'. The remaining 4 replied in the affirmative, but with qualifications. One said that, because the employee obtains a benefit transferable to another employer, only 50% of the fees are paid. Another requires a pay-back percentage of the cost if the employee leaves within three years (similar to our 248-7). The remaining two specify that each component (course) of the program be approved on an individual basis.

(d) 'Does your organization pay for courses that would prepare an employee for an alternative career?'

Only 4 organizations answered this question in the affirmative and three of these qualified their response. Two of these three specified that the training would have to be of definite benefit to their organization before the employee received any subsidy. The third stated that this practice was confined to situations where the employee had been displaced by such factors as technological change.

MANAGER'S REPORT, AUGUST 24, 1979 (PERSONNEL: A8-4)

Clause No. 2 cont'd:

IV ANALYSIS

The City of Vancouver and its associated Boards are very active in the field of internal training. With respect to external training, our policies parallel those of the surveyed organizations, by and large. We are more generous than the majority of the community in that we pay 100% of the cost of courses taken. However, we lag behind those employers who pay for complete programs which may lead to promotion, and those who accept some financial responsibility for employees training themselves for other fields of endeavour. In both cases, I have concluded that some relaxation of Regulation 249-5(iv) would be desirable.

In its present form, 248-5(iv) is overly restrictive and also misleading. The best example of this is the C.G.A. and R.I.A. accounting programmes in which many of our employees are enrolled. While we do not pay for the entire programme we have a longstanding practice of paying for individual components thereof i.e. those which are clearly of benefit to the City. Despite the Regulation, therefore, we have in fact been paying for large parts of programmes leading to a degree or other certification that is a stated prerequisite for promotion.

The Regulation and our current practice preclude any reimbursement for employees who are enrolled in programmes which would enable them to change career paths. It would appear that such payment is not common in the community and I would not be willing to recommend it as a regular practice. However under certain exceptional circumstances such as displacement due to technological change such training could be desirable and should not be ruled out.

In view of the foregoing I RECOMMEND that Personnel Regulation No. 248-5(iv) be revised as follows:

'Professional Courses

Subject to the approval of the City Manager, and to the other provisions of this Personnel Regulation 248, reimbursement for professional or other training programmes leading to a degree or other certification that is a stated prerequisite for promotion shall be as follows:

(a) For those programme elements which, in the judgement of the Director of Personnel Services, are closely related to the employee's present position and would be of direct benefit to the City, 100%.

(b) For those programme elements which, in the judgement of the Director of Personnel Services, are closely related to the employee's present position but would not be of direct benefit to the City, 50%.

(c) In exceptional cases, when in the judgement of the Director of Personnel Services, the programme is unrelated to the employee's present position, from 25% to 100% depending on the circumstances.'

It is very difficult to estimate the additional costs which might result if this changed Regulation is approved, but I would not expect them to be great. However, Council should be aware that 57.1% of the 1979 budget for external training had been expended by June 30th and that further funding could be necessary before the end of the year even to maintain present standards."

The City Manager RECOMMENDS that the above recommendation of the Director of Personnel Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 787

MANAGER'S REPORT, AUGUST 24, 1979 (PROPERTIES: A-9 - 1)

PROPERTY MATTERS

RECOMMENDATION

1. Lease of 1581 West Fourth Avenue

The Supervisor of Properties reports as follows:

"Lot A and a Portion of Lot B, Block 240, D.L. 526, Plan 11837 known as 1581-1585 West Fourth Avenue, was purchased in 1952 in connection with construction of the Granville Street Bridge and is reserved from sale.

The site is zoned M-1 with an area of approximately 3,900 sq. ft. (362.3 m2). There is a two storey building on site with an area of 6,324 sq. ft. (587.5 m2) and is located immediately west of the Fourth Avenue ramp.

Champion Car Care Ltd., the tenant of 1581 West Fourth Avenue, has been leasing on a month-to-month basis since November 1, 1978, at a rental of \$800.00 per month. They have requested a five-year term lease to secure adequate financing for the installation of new machinery and equipment to make the business more profitable. This tenant, with City permission, has sub-leased two small areas to tenants who have made substantial renovations.

After consultation with the Planning, Engineering, and False Creek Development Group, negotiations were entered into and agreement has been reached on the following terms and conditions:

A five year lease from June 1, 1979; rental to be \$870 per month until May 31, 1981. Rental for the balance of the term to be set by rental review prior to June 1, 1981 and any cancellation of the two sub-leases to Teleflex Canada Ltd. and Thomas L. Roberts be subject to prior approval of the City.

It is, therefore, RECOMMENDED that the above space be leased to Champion Car Care Ltd. and Surjit Lalli and the Director of Legal Services be instructed to prepare a lease of the premises reflecting the general terms set out in this report and the other terms as agreed to in negotiations, all subject to the lease being drawn to the satisfaction of the Director of Legal Services and the Supervisor of Properties and the execution of the lease."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Establishing a portion of City owned property at King Edward and Carolina for road purposes

The Supervisor of Properties reports as follows:

"City owned Lot C of Lots 1 to 3, Block E, D.L. 301, Plan 9722 situated on the N/S of King Edward and East of Carolina St. which is currently maintained in our P.E.F. Inventory was acquired by tax sale in 1938 and has been reserved from sale for street widening considerations. The City Engineer has now determined his requirements for King Edward Avenue at Carolina Street and has requested that a 1.9' to 4.6' strip from the south side of this lot be established for road purposes.

MANAGER'S REPORT, AUGUST 24, 1979 (PROPERTIES: A-9 - 2)

Clause No. 2 cont'd:

It is therefore recommended that the following portion of City owned property be established for road purposes and the Formal Resolution establishing the same and submitted concurrently with this report be passed by Council.

All that portion of Lot C of Lots 1 to 3, Block E, District Lot 301, Group One, New Westminster District, Plan 9722 described as follows:

Commencing at the southwesterly corner of said Lot C;

Thence, North 1.92 feet, following in the westerly limit of said Lot C;

Thence, N88° 15'E, 128.37 feet, more or less, to intersection with the easterly limit of said lot C at a point 4.67 feet northerly from the southwesterly corner of said Lot C;

Thence, South 4.67 feet, following in the easterly limit of said Lot C to the southeasterly corner of said Lot C;

Thence, S89° 29'W, 128.32 feet, more or less, following in the southerly limit of said Lot C; to the point of commencement.

The same as shown outlined on plan prepared by G. Girardin, B.C.L.S., dated April 19th, 1978, and marginally numbered LF8597, a print of which is hereunto annexed."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

3. Acquisition for Replotting S.E. Sector Lots 23 & 24. Situated N/E corner Cromwell Street and Preston Avenue; Lots 60 & 61, 3691 Ellis Street. Situated N/S of Ellis Street, West of Boundary Road

The Supervisor of Properties reports as follows:

"Reference is made to a report by the Director of Planning, approved by City Council on May 31, 1968, authorizing the Supervisor of Property and Insurance to commence negotiations with the private owners for inclusion of their lands in the scheme of subdivision for the south-east sector of Vancouver. This scheme included a major industrial area south of a re-located Marine Drive. This area was reconfirmed as the "East Precinct" in a Planning report, approved by Council on June 26, 1979. Four lots remain in private hands.

The City Engineer has prepared a subdivision plan of this area and other portions of the south-east sector. This plan must be registered in the Land Registry Office as soon as possible to coincide with the City sale of a long term lease on Enclave 21, Areas E and F, Champlain Heights approved by Council on June 12, 1979.

The properties to be acquired are Lots 23 & 24 (Appendix "A") and Lots 60 & 61 (Appendix "B").

MANAGER'S REPORT, AUGUST 24, 1979 (PROPERTIES: A-9 - 3)

Clause No. 3 cont'd:

Lots 23 & 24 are situated on the N/E corner of gazetted roads. Cromwell Street and Preston Avenue. These two vacant lots comprise a parcel 23.16m x 37.64m having an area of some 872 sq. meters. Both lots are zoned M-1 Industrial District. They have no road access and no services.

Lots 60 & 61 known as 3691 Ellis Street, is situated on the N/S Ellis Street, West of Boundary Road. Lot 60 is improved with an old one storey house constructed in 1922 and having a gross floor area of 107.6 sq. meters. The house is in poor condition for its type and age. Lot 61 is vacant and unimproved. The site comprise a parcel 24.08m x 59.74m having an area of some 1438.5 sq. meters. Both lots are zoned RT-2, Two family dwelling district.

Negotiations have been held with the owners of Lots 23 & 24 and Lots 60 & 61. Final offers of \$38,700 for Lots 23 & 24 and \$77,500 for Lots 60 & 61 have been made in writing. These offers have been rejected and, as time is now a factor, the Director of Legal Services was consulted and has recommended that Lots 23 & 24 and Lots 60 & 61 be expropriated and application be made to the courts for Vesting Orders. It is noted that said expropriations will not preclude negotiations toward a final settlement.

It is therefore recommended:

- A. That the offer of \$38,700.00 for the purchase of Lots 23 and 24 made to the owner through the office of the Supervisor of Properties on behalf of the City be confirmed as representing due compensation.
- B. That the offer of \$77,500 00 for the purchase of Lots 60 and 61 made to the owner's representative through the office of the Supervisor of Properties on behalf of the City be confirmed as representing due compensation.
- C. That the Director of Legal Services be authorized to expropriate the above properties in accordance with the resolution for that purpose submitted under "Motions".
- D. That the Director of Legal Services be authorized to make application to the Courts for Vesting Orders.
- E. That Mr. E.C.E. Todd be appointed as the City's nominee to the Board of Arbitration to be constituted to determine the amount payable to the owners by reason of the said expropriations."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

4. Registration/Designation for lane purposes - area North of 1300 Block East Georgia Street

The Supervisor of Properties reports as follows:

"The City of Vancouver acquired the South 10 feet of Subdivision A of Lots 3 and 4, Block 17, Subdivision B, D.L. 182, Plan 2702 in the 1300 block East Georgia Street some time ago for lane purposes, however it was not formally established as such in the Land Registry Office,

MANAGER'S REPORT, AUGUST 24, 1979 (PROPERTIES: A-9 - 4)

Clause No. 4 cont'd:

The City Engineer has requested that this portion of Lot A now be officially established for lane purposes. It is therefore recommended that the South 10 feet of Subdivision A of Lots 3 and 4, Block 17, Subdivision B, D.L. 182, Plan 2702 be established for lane purposes and the Formal Resolution establishing the same and submitted concurrently with this report be passed by Council."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 788

MANAGER'S REPORTDATE August 22 , 1979

TO: Vancouver City Council

SUBJECT: Proposed Alder Bay Parking Structure (DPA #84447)

CLASSIFICATION: CONSIDERATION

The Director of Planning, as Chairman of the Development Permit Board, reports as follows:

*A development permit application for a two level parking structure in an area known as Alder Park in False Creek's Area 6, Phase 2 was considered by the Development Permit Board on July 23, 1979. The development as proposed is not in accordance with the Area Development Plan By-Law, although the Board may interpret the requirements. The members of the Development Permit Board and the Advisory Panel were split in their decision and advice on the proposal and did not therefore reach a conclusion. It was therefore decided that the matter be referred to City Council for direction.

PURPOSE

This report is submitted for the consideration of City Council and for guidance as to the intent of the relevant sections of the False Creek Area 6 Phase 2 Area Development Plan By-law.

THE DEVELOPMENT PROPOSED

Development Permit Application #84447 is for a two-level parking structure for a total of 91 cars, to be constructed on City-owned land. Some of the lower level is intended for resident parking and the remainder, including all of the upper level will be available for Visitor parking.

The site is located in an area, illustrated in the Area Development Plan By-Law as public open space. This intended open space separates the residential enclaves of the Phase 1 and Phase 2 developments. The site is steeply sloping down toward the waterfront walkway. Access to the parking is proposed from a residential street in the Phase 1 development, this street having previously been identified as a car-free pedestrian street.

The Development Permit Board, when considering the proposal recognized that the proposal was well designed as a parking facility. It would, if built, be a pleasant place to park a car and arrive in the False Creek environment.

There are a number of "interpretive requirements" contained within the F.C.C.D.D. Official Development Plan By-Law that can be interpreted as being in conflict with the proposal. In addition there are two more specific aspects of the Area 6, Phase 2 Area Development Plan By-Law with which the proposal is in conflict. The latter two are as follows:

1. The proposed parking facility occupies roughly two-thirds of an acre, thereby reducing the total open space provision in Area 6. Phase 2. Part of the area occupied by the parking facility is roofed over so that the net loss of open space is roughly one-third of an acre.
2. Diagram 5 in the Area Development Plan By-law states that a "below-grade parking garage" can be permitted in this location.

APPENDICES

The following appendices are attached to this report for the information of Council:

- Appendix A. Extract from the minute of the meeting of the Development Permit Board of July 23, 1979.
- Appendix B. Extracts from the minute of the staff report submitted to the Development Permit Board, including the two relevant plans which form part of the Area Development Plan By-law, i.e. Diagram 4 - Public Open Space, and Diagram 5 - Vehicular Circulation and Parking.
- Appendix C. Memo from the Engineering Department setting out the acreage of Public Open Space in Area 6 Phase 2.
- Appendix D. Letter from the False Creek Community Association dated August 8, 1979.

COMMUNITY RESPONSE

At the Development Permit Board meeting on July 23, 1979 the following motion was moved by the Deputy Director of Social Planning:

"A meeting with the Residents' Council to be first held and if they have any major concerns with the loss of open space in the area, that this particular matter be brought back to the Board for reconsideration."

A meeting of the Community Association was held on August 2, 1979. The letter attached as Appendix D was forwarded to Council members as a result of that meeting. In its concluding paragraph that letter states:

"We repeat there is no question that the parking structure is desperately needed, but declare it should be redesigned in a more unobtrusive manner - not an unsurmountable task."

On August 21st, 1979, two members of the Community Association met with members of the False Creek Development Group and the Architects. It was then agreed that revisions to the proposed design would be prepared for consideration by the Association. However, a further meeting of the Association has not been held at the time of the writing of this report.

ISSUES

There are four interrelated issues to be taken into account in reaching a decision. These are:

1. Public open space
2. Relationship to grade
3. Appearance
4. Economic considerations

Public Open Space

The By-law for Area 6 Phase 2 requires not less than 5 acres of public open space. The False Creek Development Group submit that 5.05 acres of public open space is currently planned. While the parking facility occupies a total of .72 acres, .34 acres of this is retained as effective open space. To make up this shortfall, two areas of approximately .2 acres each are proposed elsewhere.

The area occupied by the proposed parking facility is steeply sloping. While it would not provide useful open space in the recreational sense, it does, and was intended to, provide a visual relief between the residential enclaves of Phase 1 and Phase 2.

It is proposed that the roofed-in areas of the parking facility have seating areas and decorative landscaping. In addition, trellises will cover the open parking areas.

Relationship to Grade

The grade on the site falls steeply from the roadway (el. 137 ft) to the waterfront walkway (el. 101 ft) While the interpretation of "grade" and therefore "below grade" presents difficulties in interpretation, Clause 5.3 in the FCCDD Official Development Plan By-law states:

"Parking should be covered and out of sight in pedestrian and other high amenity zones, and to the greatest possible extent."

The site, with its proximity to the pedestrian waterfront walkway and other public viewing areas is considered to be a "high amenity area". Furthermore, with few exceptions, the parking in False Creek's developments has been developed in as unobtrusive a manner as possible, except for the visitor parking area provided by the City which are landscaped surface areas.

Appearance

All parties concerned with this proposal, including the Urban Design Panel, have noted that the proposal is well designed. If built, it would provide a pleasant place to park a car and arrive in the False Creek environment.

Economic Considerations

The present facility has been designed within the approved budget of \$325,000. An alternative would be to cover the upper level of parking and landscape it with trees and grass for an amount estimated at \$100,000+. To develop a parking structure for the 91 cars as proposed but fully covered would cost an additional \$300,000 over the current budget.

CONCLUSION

The False Creek Development Group state that the parking facility at Alder Bay presented a difficult challenge in trying to achieve a balance between providing an attractive arrival point for visitors with as much visible and usable public open space as possible and trying to accommodate as many visitor car spaces as is practicable within a budget of \$325,000.

The architects spent considerable time on alternative designs which would meet these objectives before coming up with the present design which has been widely acknowledged as being very attractive and which can be built within the budget of \$325,000 for a total of 91 car spaces. They also note that with a modest increase in budget, a rearrangement of landscaping can be provided to further improve the appearance of the parking facility.

The Deputy Director of Social Planning is of the opinion that the space taken by the parking facility was virtually unusable and not significant as a visual open space. Further, since some association members have revised their viewpoint, he maintains his support for the proposal and would advise against reducing the number of parking spaces.

The Deputy City Engineer notes that in view of the parking problems being experienced in this area, he cannot support a proposal for a reduced number of parking spaces.

The Director of Planning noted at the meeting of the Development Permit Board that the amount of open space in False Creek is being squeezed. The pedestrian has been continually emphasized in False Creek but as the open areas become less and less, there was a question as to whether people would be attracted to visit it. The point has been reached where open space has been reduced to a minimum. The provision of small, separated open areas of .2 of an acre are no substitute for significant connected open spaces.

CONSIDERATION

In view of the differences of opinion expressed both by the members of the Development Permit Board and members of the Advisory Panel, this report is submitted without recommendation. City Council can provide direction in one of the following ways:

1. To recommend to the Development Permit Board that DPA #84447 be approved in its present form.

OR

2. To recommend to the Development Permit Board that DPA #84447 be approved but with design improvements at modest increased cost, estimated to be \$25,000 which can be found within the False Creek Capital Budget.
(This option has been suggested by the False Creek Development Group and would go some way to meet the expressed concerns of the Community Association)

OR

3. To recommend to the Development Permit Board that DPA #84447 be not approved in its presently proposed form and that a new design be prepared with a view to maintaining the park area and providing the parking wholly or largely below grade.
(This option would necessitate additional funding of about \$300,000, and requires a report back to Council on source of funds)

Whichever option is selected, an acceptable plan for the provision of 5 acres of public open space will be required.

The City Manager submits the foregoing report of the Director of Planning for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 788

846
C-846

MANAGER'S REPORT

DATE 1979 08 20

TO: Vancouver City Council

SUBJECT: Van Dusen Gardens: Sino-Himalayan Garden Proposal

CLASSIFICATION: RECOMMENDATION

The Director of Planning and the Director of Legal Services report as follows:

"PURPOSE

The purpose of this report is to respond to concerns voiced by the Upper Shaughnessy Homeowners' Association regarding recent activity by the Board of Parks and Recreation at Van Dusen Gardens. These concerns, related primarily to the creation of a Sino-Himalayan Garden on the southwest portion of the property, are outlined in a letter dated July 18, 1979 from Mr. Wm. G. Robinson, a copy of which is attached as Appendix A.

BACKGROUND

The Van Dusen Gardens lands were acquired by the City from the C.P.R. in 1971.

At a Public Hearing on June 18, 1970, Council approved a rezoning of both the Van Dusen Gardens lands and the remaining lands to the west (retained by Marathon Realty) from RS-1 One-Family Dwelling District to CD-1 Comprehensive Development District. CD-1 By-Law No. 4532, enacted by Council on January 6, 1971, permits townhouses and garden apartments on the Marathon lands and a Botanical Garden and uses accessory thereto on the City-owned lands.

In addition to the provisions of the CD-1 By-Law, various conditions applicable to these sites were established by Council resolution at the Public Hearing. The following condition was established regarding the Botanical Garden site:

'The detailed scheme of development to be subject to the prior approval of City Council on advice from the Technical Planning Board and Town Planning Commission; not to be materially different from the submitted plans as prepared by the Board of Parks and Public Recreation as received June 11th, 1970, with regard being given to the location, screening and treatment of the off-street parking area and site perimeter fencing and screening.'

Subsequent to the rezoning, the following development permits have been issued:

- | | | |
|--------------------------|---|--|
| <u>January 28, 1971</u> | - | D.P.A. #52656. The approval granted by this development permit is only for the use of the site as a botanical garden development. All uses accessory to the botanical gardens (i.e. service buildings, floral hall, offices, lath and nature houses, etc.; off-street parking areas, including screening and treatment) were subject to subsequent approval by the Technical Planning Board on application for a development permit. |
| <u>December 20, 1972</u> | - | D.P.A. #60944. To construct a 16' x 20' shelter. |
| <u>January 29, 1973</u> | - | D.P.A. #58322. To construct a 270-car off-street parking facility. |
| <u>March 28, 1974</u> | - | D.P.A. #64507. To construct a Floral Hall. |
| <u>May 20, 1975</u> | - | D.P.A. #69456. To construct a Forestry Exhibit. |

ANALYSIS

On July 31, 1979, Mr. R. Forster, Curator, accompanied Planning Department staff on an inspection of the activities at Van Dusen Gardens. Mr. Forster explained what was taking place in the vicinity of the old reservoir. He explained that nearly 10,000 cubic yards of fill had been deposited around the reservoir site.

Current plans call for the area to be "soft" landscaped (low maintenance). At the eastern portion of the reservoir the grounds are being prepared for a Sino-Himalayan garden display. This work has resulted in large berms (mock alps) being created. These berms have resulted in some loss of views to several houses on West 37th Avenue.

In addition to these activities, staff were advised of proposals to develop a desert pavilion in and over part of the old reservoir. A 32' high glass roof above the reservoir is being considered. Also proposed for the reservoir are a service area, washroom facilities for staff and a foreman's office. Mr. Forster was advised that these structural additions would be most significant and require development permits.

Another item of concern to Mr. Robinson, as well as others in the immediate area, has been the large leaf pile on the site. Complaints of odour and unsightliness have been considerable. Staff were told this would only be temporary and that in the future compost would likely be brought in from Jericho Park.

There is a definite concern among area residents over the development taking place in the reservoir area for aesthetic reasons, loss of views, and the anticipation of further structural and functional development in the reservoir. The berms created for the "Alpine Gardens" have blocked views. The concept plan of 1970, however, did not indicate this function at this location. As well, a desert pavilion was not proposed for the reservoir. Similarly, the 1970 plans did not indicate the lath house or service area being moved to this location. These modifications to the 1970 plan should be subject to a formal review via the development permit application process.

There is some difficulty in determining if the landscaping being undertaken is "materially different" than proposed in 1970. Unfortunately, the 1970 plans are very general in nature and do not indicate proposed grade alterations, etc., for any of the gardens. A strict comparison of what presently exists as to that proposed for the gardens shows that changes have been made in location and design of functional components; however, the Director of Legal Services advises that Development Permit No. 52656, issued on January 28, 1971, approved the use of this site as a botanical garden and that no further development permits are required for the gardens per se. Development permits are required for new structures and any other accessory uses (i.e. off-street parking) to be developed.

As far as staff are able to determine, Council has never approved any overall detailed scheme of development for Van Dusen Gardens. The initial Development Permit (No. 52656) was apparently issued based on the concept drawings displayed at the June 1970 Public Hearing. It appears therefore that development has proceeded on a somewhat flexible basis and has not been rigidly dictated by any "Master Plan" of development.

CONCLUSION

In view of both historical and emerging alterations to the botanical gardens concept as originally considered by Council during the initial rezoning of this site in 1970 - 1971, it is desirable to seek a status report on this matter from the Park Board. This suggestion has been discussed with and is supported by Park Board staff.

RECOMMENDATION

The Director of Planning and the Director of Legal Services submit the foregoing report for the information of Council and recommend:

That the Park Board be requested to report to Council on the longer range concept and current status of Van Dusen Gardens development."

The City Manager RECOMMENDS that the recommendation of the Director of Planning and Director of Legal Services be approved.

DELEGATION REQUEST THIS DAY: Mr. W.G. Robinson
Upper Shaughnessy
Homeowners' Association

FOR COUNCIL ACTION SEE PAGE(S) 789

343
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MANAGER'S REPORT

August 20th, 1979

TO: Vancouver City Council

SUBJECT: Queen Elizabeth Theatre Restaurant Matters

CLASSIFICATION: Consideration and Recommendation

The City Manager Reports as Follows:

Restaurant Addition

On April 10/79 Council approved the following recommendations:

- (a) "Approve in principle the expansion of the Queen Elizabeth Theatre Restaurant as outlined in the body of the report for the approximate cost of \$110,000, including Consultant fees, funds to be provided from the 1979 Supplementary Capital Budget.
- (b) Authority be given to the City Manager to agree with Mr. Wisniewski on a mutually acceptable Architect to carry out a preliminary design and cost study for a further report back to Council.
- (c) Authorize the City Manager to amend the lease so that during the renewal period, starting June 1, 1980, the monthly rentals under option (i) (See Appendix A) be increased by \$1200, - in order to amortize construction costs."

Extensive discussions have since been held with Mr. Wisniewski, the project architect, and the Civic Buildings Department. The City Manager and the Chairman of the Civic Theatres Board have also been involved in some of the meetings.

The scheme resulting from these discussions is shown on the attached sketch. (Appendix B) It is considerably more ambitious than the original proposal, - 2,536 sq ft instead of 1,800 sq ft, mainly because of structural and washroom needs, and it is estimated to cost \$195,000 instead of the \$110,000 approved by Council.

Mr. Wisniewski strongly urges Council to proceed with the addition, and his letter to that effect is attached. (Appendix C) The following aspects should be considered:

Architectural

The proposed addition and its effect on the plaza are considered architecturally acceptable by the Director of Civic Buildings and the Director of Civic Theatres. A development permit has been applied for and the design will have further scrutiny during that process.

Operational

Mr. Wisniewski proposes to seat 100 patrons in the extension, offering them moderately priced menus while continuing to serve higher priced and top quality meals to up to 60 patrons in the existing structure.

He is confident that the combination can be made to work to the satisfaction of both types of patrons, and that the overall operation can be made viable.

City staff do not have Mr. Wisniewski's expertise in these matters but are not convinced that the combination would be viable.

Economic Return to the City

On April 10, 1979 when the addition was estimated at \$110,000, Council agreed to proceed on the basis of amending the lease so that monthly payments would increase by \$1,200. This would amortize the cost over 20 years at 11½% interest.

To finance a \$195,000 addition on the same terms would require an increase in monthly payments of \$2,000. Mr. Wisniewski is not willing to agree to such an increase, and points out;

- that he has to finance in addition about \$60,000 in furnishings and equipment, which will remain his property.
- that he would agree to a further 5-year term (1983-1988) at a rental of \$100,000 per annum which will then in effect include sufficient return to amortize the addition.
- that in any event under the lease, the City has the option in 1980 of taking its rent as 10% of gross, instead of a fixed dollar amount. If the city were to choose that option, and if the new extension will indeed generate a much larger volume of business, then the city could possibly recover an economic return on its \$195,000 investment.
- that "you can't get blood from a stone" and the city should look upon the extension in part as a much needed "service" to theatre-goers and other citizens.

The question of whether to proceed with the expansion on the terms Mr. Wisniewski is proposing is submitted for Council's consideration, but it is not recommended that Council at this time enter into any commitments beyond 1983.

Lower Floor

On May 17, 1979, Council was informed in camera that the Vancouver Ticket Centre had agreed to lease the lower floor of the restaurant from the city, initially at \$1360/month, and that Mr. Wisniewski had agreed to relinquish that portion of the restaurant in exchange for a reduction of his rental. This would have given him essentially the full benefit of the income from the Vancouver Ticket Centre and helped pay for the extension on the Plaza.

Council approved this arrangement and also the expenditure of \$10,000 to make certain changes to the lower floor.

By the time formal lease documents were prepared by the City, the Vancouver Ticket Centre unfortunately informed us that they were withdrawing their offer, since their capital costs for installing their operations in that space turned out to be much higher than they had estimated.

Consequently I must now inform Council that the arrangements approved by them on May 17, 1979 can not be implemented, and Mr. Wisniewski's lease will continue to include the lower floor. Because of the confusion surrounding this matter, he has not had effective use of the lower floor during July and August, and I recommend that Council authorize a reduction of rental of \$1000 /month for those two months.

Mr. Wisniewski had been using the lower floor occasionally for Banquets, and regularly for a "Punchline" show on Fridays and Saturdays. The Liquor Control Board concluded that the type of show, if it includes the serving of drinks, should be covered by a "C" or Cabaret Licence.

Mr. Wisniewski's lawyer has applied for such a licence and it is recommended that the city inform the Liquor Control Board that they would have no objection to the issuance of a "C" licence for the Lower Floor.

If it were granted, it may also be necessary to make some building alterations to satisfy requirements of Health and Fire By-laws. This would depend to some degree on the type of operations, and would in any event be the responsibility of the Lessee.

Conclusions

The City Manager submits for CONSIDERATION the choice between

- (A) not proceeding with the extension because of the increased size and cost

OR

- (B) proceeding with the extension, with the additional \$85,000 being charged to contingency reserve, and on the terms agreeable to Mr. Wisniewski:-

That the lease be amended so that starting June 1, 1980, the monthly rental under option (i) of the lease be increased by \$1,200/month.

OR

- (C) proceeding with the extension, but only if Mr. Wisniewski will agree to an increased rent starting June 1, 1980, of \$2,000 / month.

The City Manager RECOMMENDS

- (1) The Council agree to an ex gratia reduction of the rental of the Queen Elizabeth Theatre Restaurant by \$1000 /month for July and August 1979, since the restaurant has not been able to use the lower floor effectively for these months.
- (2) That Council inform the Liquor Control Board that it has no objection to a "C" Cabaret Licence being issued to the Queen Elizabeth Theatre Restaurant for the operation on its lower floor of a "Punchline" type show.

FOR COUNCIL ACTION SEE PAGE(S) 789

MANAGER'S REPORTDATE August 23, 1979

TO: Vancouver City Council

SUBJECT: Development Permit Application #84313 - Bayshore Inn

CLASSIFICATION: CONSIDERATION

The Director of Planning reports as follows:

"PURPOSE

This report requests the advice of City Council on two issues which are the subject of the exercise of development approval discretion by the Director of Planning. One involves filling a portion of a waterlot. The other involves interpretation of the CD-1 zoning as it applies to a proposed recreational facility.

BACKGROUND

This proposal involves the 12.5 acre land and water lot site north of Georgia between Bidwell and Cardero Streets. The proposal consists generally of:

- landfilling of approximately 1.4 acres
- seawall construction
- a 8,750 sq.ft. seafood restaurant
- a recreation complex of 35,306 sq.ft. including 4 tennis courts, 2 squash courts, and 2 racquet courts
- a 200-berth marina including a 1008 sq.ft. marina office building
- additional accessory parking of 161 spaces

It is intended as an expansion of the existing Bayshore Inn's facilities and is an interim development geared to augment hotel operations for 10 to 15 years.

This basic proposal has been the subject of pre-development permit application meetings between representatives of Western International Hotels and the Mayor's office early this year, as well as meetings in 1978 with Council's Special Committee on the Entrance to Stanley Park. Staff have been co-ordinating these proposals with those for the adjoining Harbour Park site. They were recently presented to the Planning and Development Committee on July 12th at which time the amount of filling was discussed and no adverse recommendations made.

The substance of the existing CD-1 zoning is considered outdated in relation to more recently adjoining West End, Downtown, and Central Waterfront District zonings. It is also anomalous in that the Director of Planning, rather than the Development Permit Board, is the approving authority.

The application was referred by the Director of Planning for the advice of the Development Permit Board and Advisory Panel on August 7, 1979. This opinion has been minuted as:

" Mr. Gjernes believed the Bayshore had done a good job in that area of the city. Although he did not particularly like the design of the recreation building he believed it was a use ancillary to the hotel and they were entitled to have it. He believed that the Director of Planning was being unreasonably harsh.

Mrs. Heberton considered the Bayshore complex to be somewhat of a hodge-podge and she did not believe the tennis court building and some more parking would enhance the area. She understood why they wished to do this but would not be happy to see it allowed.

Mr. Cardew considered this to be a contentious issue, even just the design of the buildings. He believed the course of going to Council was the right one.

Mr. Curtis did not disagree with reporting to Council...(further opinions were expressed on parking and street widening.)

Mr. Purdy supported the improvements to the waterfront. He believed the City had been remiss in not providing a public walkway and he believed that once the walkway is developed its potential will be realized. He supported the improvements for the marina and the position with regard to parking. He hoped that over the years the massive amount of land taken up with parking would have something done about it, noting that elsewhere parking is required to be underground. With regard to the design of the recreation building - he realized that amenities helped hotels but in view of the location he was disappointed that something better could not be achieved. He wished the building could be located elsewhere and he was very unhappy with the design.

The Chairman noted that the foregoing comments would be included in the report to Council."

ANALYSIS

Filling

There is no formal filling policy for this site. Staff would note that in the adjacent Central Waterfront District the consideration of alteration of the existing shoreline is premised upon the principle of preserving the existing overall water area and a demonstrable public benefit such as:

- a major open space
- improved tidal movement or water quality
- improved safety or appearance of shoreline
- accommodation of port facilities

Staff feel that the amount of filling proposed in this location is acceptable for the following reasons:

- it will improve tidal flushing action
- the seawall has been co-ordinated so as to align with current proposals for the contiguous Harbour Park site
- a public walkway is provided along the proposed seawall which would be a link in the desired waterfront walkway system.

Navigable Waters Protection Act approval was given, September 14, 1967, to fill almost completely to the Harbour headline. Staff would now consider this inappropriate. However, with completion of the limited filling currently proposed, a new NWPA application would be required for any additional filling. The City would be able to influence the outcome of such further application. The Coast Guard is presently seeking the advice of the City on this current proposal.

The Development Permit Board and Advisory Panel's advice to the Director of Planning has been quoted above. On receipt of the foregoing advice of staff, the applicant and the following two advisory bodies, one member indicated support for the proposed waterfront improvements. There were no recommendations to oppose the proposed filling.

Two submissions were received by the Development Permit Board at its meeting on August 7. The Save-the-Entrance-to-Stanley Park Committee indicated basic opposition to the filling of publicly-owned (NHB) waterlots. The Vancouver City Planning Commission also submitted the following statement:

"THAT the Vancouver City Planning Commission is opposed to any fill in waterfront areas if it results in a net loss of water area."

The Director of Planning feels the principle that fill should only occur where there is an equal excavation is a good one. Rigid enforcement is however probably unworkable and may not lead to results in the best public interest. It is noted that a co-ordinated excavation of approximately .75 acres is currently proposed for the Harbour Park site. The Director would be prepared to approve the current proposals for waterfront improvement.

Recreation Complex

The Director of Legal Services had indicated that although tennis and racquet courts are not specifically listed within the existing CD-1 zoning, they are proposed as a complement to the hotel operation, and may therefore be construed as a part of the hotel use. It is, however, considered to be within the discretionary authority of the Director of Planning to refuse this use.

The design of the complex has been the focus of considerable concern. Staff, on August 1, 1979, advised that:

"the proposed structure is quite massive and would be quite visible from Georgia Street. It is recognized that effort has been made by the architect to break up the roof line to make the massing more visually interesting. However, the type of exterior finishes would be most important to achieve the intended effect. Further clarification of all exterior finishes to the satisfaction of the Director of Planning in consultation with the Urban Design Panel is necessary and is recommended."

The Design Panel, on August 2, advised:

"The Panel felt that the design of the restaurant was acceptable. However, the design of the tennis facility was considered unacceptable in that it constituted a massive, barn-like structure that will be incompatible with the existing Bayshore buildings and inappropriate on Georgia Street, a major thoroughfare and entry point to the city. The Panel feels strongly that the tennis facility should be REFUSED.

The Panel asked that more major trees be incorporated in the parking lot."

The Director of Planning notes that the recreation complex is only partly intended for use by hotel guests. It is physically removed from the hotel and is not of a design or scale one normally associates with the operation of a hotel. Therefore, it is concluded that while it may be legally interpreted as falling within the permitted uses of the CD-1 Zoning By-law, it is not in keeping with the intent of that by-law. Having regard to the advice of the Design Panel, and the Development Permit Board and Advisory Panel, the Director of Planning is prepared to refuse the recreation complex as submitted.

CONSIDERATION

Before making a decision, the Director of Planning seeks the opinion of City Council, as representatives of the public, upon the contentious aspects of this development application. In the absence of a strong contrary opinion or information, the Director of Planning is currently inclined toward:

- A. Approval of filling and related waterfront improvements as proposed.
- B. Refusal of the recreation complex as proposed.

The City Manager submits the foregoing report of the Director of Planning for the CONSIDERATION of City Council.

FOR COUNCIL ACTION SEE PAGE(S) 790

854
F-854

MANAGER'S REPORT

DATE 79.08.16

TO: Vancouver City Council

SUBJECT: Strata Title Conversion Application -
1902-10 Stephens Street

CLASSIFICATION: CONSIDERATION

The Director of Planning reports as follows:

"An application has been received from Mr. Paul Hammond, of Traham Developments Ltd., owners of 1902-10 Stephens Street (Lot A of 4, Block 10, D.L. 192) to convert this existing five unit multiple conversion dwelling to strata title ownership."

SITE DESCRIPTION

The site is zoned RT-2A Two-Family Dwelling District, and a multiple conversion dwelling, resulting from the conversion of a building which was in existence prior to December 6, 1977, is developed on the site as a conditional use.

In terms of the history of the site, City files indicate only that a building did exist prior to the issuance of a building permit in March, 1929, which permitted the alteration of a store on the ground floor of the building into a suite. The permit stated that there were then 7 suites in the building.

On May 1, 1979, Development Permit No.83838 was issued, permitting alterations "to reduce the number of existing dwelling units from seven (7) to six (6), having three (3) dwelling units on the first storey, two (2) dwelling units on the second storey and one (1) dwelling unit on the third storey, for the life of the building. The permit was subsequently changed through a minor amendment on May 15, 1979, to reduce the number of units to five (5). Building Permit No. B93955 was also issued on May 15, 1979, for these alterations. The development previously provided no parking, and the applicant proposed to provide two enclosed parking spaces off Stephens Street.

The site has a frontage along Stephens Street of 19.507 m (64 feet) and a depth of 18.288 m (60 feet) along West 3rd Avenue for a total site area of 356.736 m² (3,840 square feet). There is no developed secondary access. See Appendix 'A' for the location of the site.

APPLICANT'S SUBMISSION

The applicant has submitted the following information:

1. Plans of proposed strata development;
2. Letter from P.L. Hammond, part owner of Traham Developments Ltd., outlining the circumstances leading to this application and including a copy of Building Permit No. 93955. Letter not dated but was received by the Planning Department on August 15, 1979, attached as Appendix 'B';
3. Letter of application from Mr. Byran Gibson, solicitor, dated August 15, 1979, stating that the building is vacant due to the proposed renovations, attached as Appendix 'C';
4. Copies of the "Termination Notice to Tenant" sent to each tenant as required under Section 18(1)(g) of the Residential Tenancy Act*;
5. Further letter of explanation from Mr. Byran Gibson, solicitor, dated August 15, 1979, attached as Appendix 'D'.

*On file with the City Clerk's Office for information

DIRECTOR OF PERMITS AND LICENSES

With regard to the condition of the building, the Director of Permits and Licenses states that the renovation to the existing building was approved under Building Permit No. 93955 and would raise the building to conform with all relevant City By-Laws. If all work is completed in compliance with the approved Building Permit, to the satisfaction of the Department of Permits and Licenses, the development is approvable for strata title conversion.

DIRECTOR OF SOCIAL PLANNING

Based on the available information, there is no means of determining at what point prior to May 15, 1979, Traham Developments Ltd. decided to convert their property at 1902-10 Stephens Street to Strata Title. However, this case, in which tenants were evicted to make way for major renovations under the provisions of the Residential Tenancy Act, and which is now before the City as a Strata Title Conversion Application, represents a contravention of the letter and intent of those sections of the City's Strata Title Conversion Regulations designed to give tenants a voice in the conversion application process.

As approving authority, under Section 5 of the Strata Title Act, Council may, in approving or refusing a Strata Title Conversion Application, consider any matters in addition to those specified under Section 5, that, in its opinion, are relevant. Council may not wish to approve a conversion where the requirements for tenant approval under the City's Strata Title Conversion Regulations have been avoided.

The Director of Social Planning notes that approval of this application may encourage other owners interested in conversion to attempt a similar procedure and for this reason, the Director of Social Planning recommends that the application not be approved.

ANALYSIS

The notation on building permits with the reference "strata title" was initiated on the advice of the Director of Legal Services in response to an interpretation of Section 5 of the Strata Titles Act by the Superintendent of Insurance (the provincial agent responsible for the administration of the Strata Titles Act), that unless the building permit for a building which it is contemplated to be stratified does not so indicate, then stratification would require the approval of City Council. While the Director of Legal Services was not in total agreement with this interpretation, it was agreed that the City would place a notation on building permits at the time of issuance to the effect that the applicant intends to stratify the building. This notation was to be placed on the building permit at the request of the applicant.

Therefore, while a staff member did place the notation on the specific building permit in question, this notation does not constitute any form of approval from the City of Vancouver, and has been placed on building permits only to show that the applicant intends to strata title the development. In terms of strata titling only, a new development would require no approval from the City of Vancouver for registration of the strata plan. For an existing building which may be undergoing renovations (therefore requiring a building permit) approval would be required from City Council, pursuant to Section 5 of the Strata Titles Act.

This application, because of the apparent misunderstanding or the exchange of misinformation between the applicants and staff, has been dealt with expeditiously; however, there is no provision under the Strata Titles Act in which this application could be approved without specific approval by Council as the Approving Authority. The requirements for Council approval are clearly specified in the Strata Titles Act.

As proper notification has been given under Section 18(1)(g) of the Residential Tenancy Act "where a landlord bona fide requires residential premises for the purposes of renovation, where the rentalman orders that vacant possession of the residential premises is reasonably necessary to conduct and perform the renovation...", the Director of Planning recommends that this application be approved.

RECOMMENDATION: The Director of Planning with the concurrence of the Director of Permits and Licenses and the Director of Legal Services, recommends that

This application be approved, thereby permitting the conversion of the premises at 1902-10 Stephens Street (Lot A of 4, Block 10, D.L. 192) to strata title ownership consisting of five (5) strata lots, subject to the following condition:

A. That a certificate of approval (Form 10) shall not be issued by the Approving Officer until:

(i) this building substantially complies with the applicable City By-Laws to the satisfaction of the City Building Inspector at no cost to the City; or

(ii) the applicant posts a bond for the total cost of completing (i) above.

The Director of Social Planning recommends that the application not be approved on the basis that approval of this application may encourage other owners interested in conversion to attempt a similar procedure. "

The City Manager submits for CONSIDERATION the choice between:

A. Approving the application subject to condition A, as recommended by the Director of Planning, Director of Permits and Licenses and Director of Legal Services.

OR

B. Not approving the application, as recommended by the Director of Social Planning.

FOR COUNCIL ACTION SEE PAGE(S) 792

857 857
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MANAGER'S REPORT

DATE 1979 08 21

TO: Vancouver City Council

SUBJECT: Lands in the Vicinity of West 75th Avenue and Angus Drive

CLASSIFICATION: INFORMATION

The Directors of Planning and Finance, the Economic Development Officer, the City Engineer and the Superintendent of Parks and Recreation report as follows:

" BACKGROUND

On June 26, 1979 Council had before it a report of the Standing Committee of Council on Planning and Development dated June 14 and June 21, 1979 on a rezoning application by Mr. B. Rice of C. F. Roberts and Partners, on behalf of Horner Developments Ltd., requesting a rezoning of lands on the southwest corner of West 75th Avenue and Angus Drive from M-1 Industrial District to CD-1 Comprehensive Development District for the purpose of developing a 104 - unit townhouse and apartment complex. Following several delegations and discussion, Council approved the following two recommendations of the Committee:

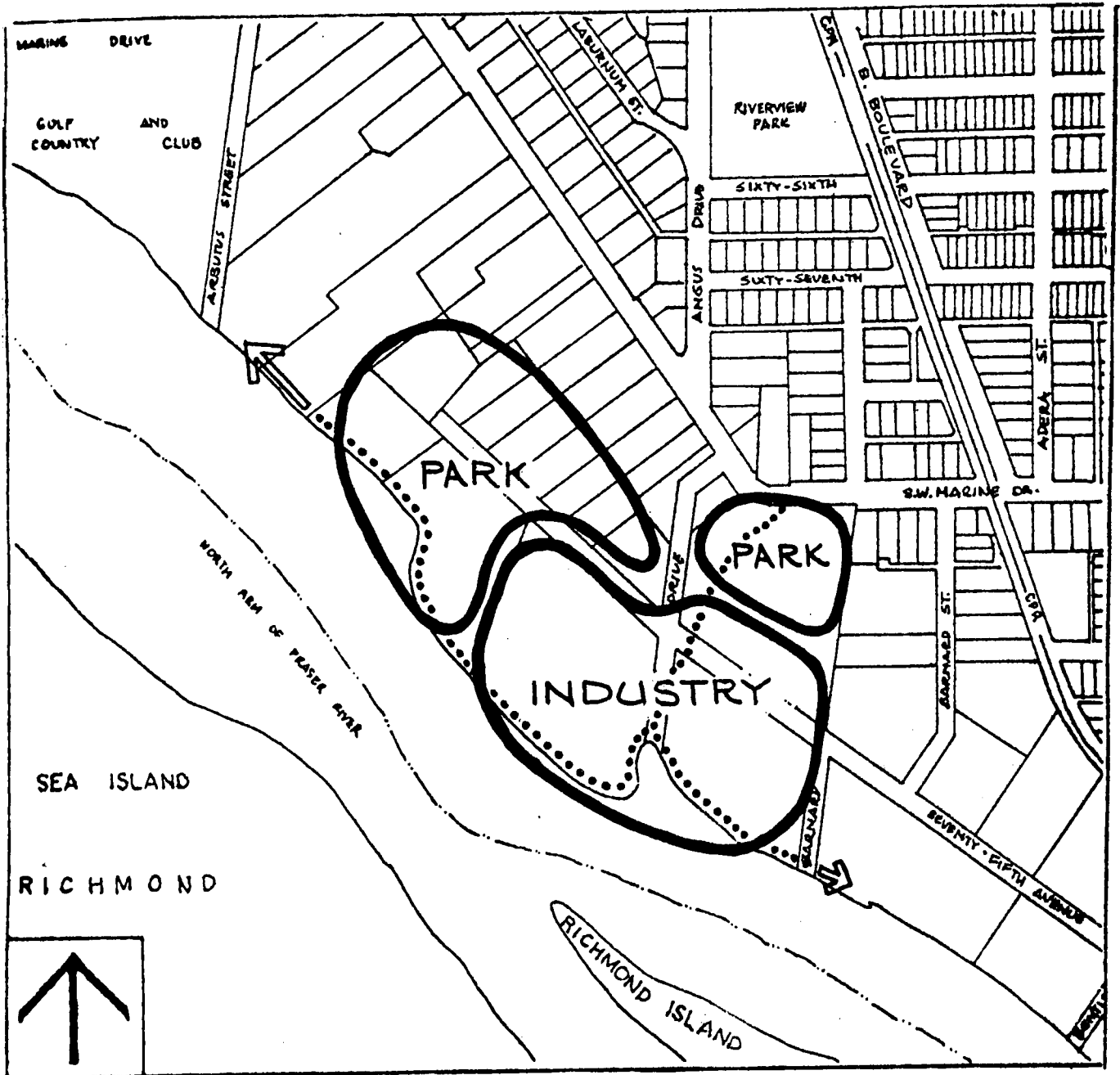
- A. THAT the rezoning application by Horner Developments to rezone land at the southwest corner of 75th Avenue and Angus Drive (Lot 3) be forwarded to Public Hearing;
- B. THAT the concept plan described in the report of the City Manager dated June 19, 1979, be submitted for information at the Public Hearing arranged to deal with the rezoning application submitted by Horner Developments Ltd.

PURPOSE

Following Council's resolution of June 26, 1979, staff have met to further refine the concept plan earlier recommended to Council and referred to in resolution 'B' above. This report provides further detail on this concept plan and will be brought forward for the information of Council and the public at the Public Hearing for the Horner Developments Ltd. application, scheduled for Thursday, September 13, 1979.

THE CONCEPT PLAN

The concept plan recommended to Council in the City Manager's Report of June 19, 1979 is shown below:



Refinements to this concept plan have focused on the following three aspects which will be presented individually:

- a) General design concepts for high-quality industrial development on both the City-owned bottom lands north and south of W. 75th Avenue (presently zoned M-2 Industrial District) and the Steel Bros./Horner site on the southwest corner of W. 75th Avenue and Angus Drive (presently zoned M-1 Industrial District);
- b) Cost of acquiring the bottom lands west of Angus Drive and generally outlined as 'park' in the concept plan, these lands being presently zoned RA-1 Limited Agriculture District;
- c) General design concepts for both the upland park area (presently City-owned and designated park reserve) and the bottom land park area, including provision of a waterfront walkway.

a. High-Quality Industrial Development

The achievement of a high-quality industrial development will require much further detailed co-ordination of planning, engineering, marketing, financial, Parks Board and local area objectives.

As a basis for further developing the preferred concept and examining implications and alternatives, the following list of objectives is felt to be important in describing the context for design.

General Urban Design Objectives:

1. Provide for orderly, functional and high-quality development of Industry.
2. Maintain view of water from crest of bluff.
3. Form compatible interface between Park and Industry, and where applicable, Industry and Residential, giving consideration to vehicular traffic, noise, air and visual pollution, and built form.
4. Maximize and develop public access to water's edge and provide for its future extension.
5. Encourage visual and functional continuity of park system, noting the necessity of co-ordination with the Parks Board. With respect to landscaping, the need to co-ordinate arrangement and species on both private and public land should be emphasized.
6. Provide for an appropriate circulation system which recognizes the distinct needs of park access, residential and industrial traffic.

While further study and co-ordination will be required to provide more definite direction and the consensus of those involved, consideration of the above objectives has led to a series of "DRAFT DESIGN GUIDELINES" for discussion purposes. These are attached as Appendix A.

Their application to the area in question is illustrated in several options, attached as Appendices B, C and D, which examine their feasibility and provide a vehicle for further discussion.

b. Park Land Acquisition

The Properties Division has estimated that it would cost \$1.2 million to acquire the RA-1 lands from the western boundary of the Horner property to the eastern boundary of Lot B and south of the escarpment. The acquisition would involve negotiating with 6 owners for 10 parcels of land (including 2 lots owned by Mr. Horner).

It is anticipated that the acquisition could involve difficult negotiations as some owners may be concerned with the impact that the park development could have on their upland properties and may wish to protect their privacy. It should also be noted that a major portion of the required lands are held by one owner. Hopefully, acquisition will not require expropriation, which would significantly extend the time required to complete the assembly.

c. Park Development

Park Board staff have indicated the following general uses to be accommodated within the Upland and Lowland park areas:

Upland Park: lookout area, picnics - seating; nature study

Lowland Park: playing fields; games area; picnic - parking; kite flying.

In addition, the following principles have been proposed:

- vehicular access and off-street parking within the site should be restricted to the periphery of the lowland park;
- public access within the park should be limited to pedestrian and bicycle traffic, except for service and emergency vehicles;
- a continuous strip of land (of varying widths to incorporate significant unique natural features) should be provided along the Fraser River foreshore for future incorporation into a pedestrian walkway and bicycle path system;

(Planning Department staff suggest that a minimum foreshore width of 15.240m (50 feet) should be secured as a public right-of-way in order to facilitate a meaningful riverfront amenity where it abuts industry. Staff also strongly recommend that the G.V.R.D. sewer outfall condition at the foot of Angus Drive be studied to determine how a better environment can be achieved for the waterfront walkway.)

- a possible trade-off of park lands to industrial lands (as presently proposed) may be warranted if deemed appropriate after further study;
- The Superintendent of the Park Board requests that West 75th Avenue be permanently terminated at the westerly boundary of Lot 3 (Horner Site) to ensure park continuity and lessen park user - vehicular conflict;

(The City Engineer does not agree with the permanent closure of 75th Avenue. The City Engineer believes that long range use patterns in this area are not certain and that future development of the existing parcels of land between the Arbutus Street right-of-way and the western boundary of the proposed park is a very real possibility. Should development of the southern lowlands portion of these properties occur in the future, such development would require legal access either along the present alignment of 75th Avenue or along a newly dedicated right-of-way adjacent to the northern boundary of the proposed park. Therefore, the existing right-of-way should not be turned over to the Park Board. However, in order to achieve the parkland objectives in this area, the Park Board could be given a lease or special arrangement to the satisfaction of the City Engineer that retains future service and access options).

- A pedestrian link from the upland park to the waterfront walkway should be provided. This walkway should follow or approximate Angus Drive south of West 75th Avenue. Particular walkway routing would be dependent upon the possible use of this portion of Angus Drive for vehicular traffic.

The Manager of the Office of Economic Development

The Manager of Economic Development advises that the draft Design Guidelines require considerably more study. For example, (1) it may be appropriate for the maximum building height to be marginally higher than the proposed 20'; (2) it may be appropriate to allow a maximum building height relaxation to 30', over more than 20% of the permitted site coverage on the property in Zone A that lies north of 75th Avenue; and (3) it would be appropriate to institute guidelines that do not rely so heavily on the Director of Planning's discretion for matters such as setbacks, landscaping, riverfront industrial and parking, and maintenance standards.

Furthermore, while it is important that the visual attractiveness of the area be enhanced, it is equally important that the guidelines provide the industrialist/developer with a reasonable chance of developing economically viable and functionally appropriate structures. The guidelines represent part of the total picture. The general principles embodied in them are appropriate and can be accommodated by high-quality industrial development. However, it is important that the guidelines not be considered "fixed" at this stage.

SUMMARY

Additional work will be required to develop further the preliminary design guidelines presented herein in accordance with the concept plan recommended to Council in the City Manager's Report of June 19, 1979. Further information and discussion will be required before items such as an appropriate vehicular routing pattern and subdivision pattern can be resolved. The guidelines presented in this report provide basic information regarding the general concept plan and are submitted for Council's information."

The City Manager notes that no action is required of Council on this report. It is being submitted to Council now in order that thereafter copies can be distributed to affected property owners in advance of the Public Hearing on September 13, 1979.

Even at the Public Hearing, the report **cannot** be acted on, but serves to illustrate an alternative to the proposal of Mr. Horner's, which will be the only subject of the Public Hearing.

Hence, the City Manager submits the report for INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 795

REPORT TO COUNCILSTANDING COMMITTEES OF COUNCIL
ON COMMUNITY SERVICES AND FINANCE & ADMINISTRATION

AUGUST 16, 1979

A joint meeting of the Standing Committees of Council on Community Services and Finance & Administration was held on Thursday, August 16, 1979, in Committee Room No. 1, Third Floor, City Hall, at approximately 11:00 A.M.

PRESENT: Alderman Rankin, Chairman
Alderman Ford
Alderman Gerard
Alderman Little
Alderman Marzari
Alderman Puil

ABSENT: Alderman Bellamy

COMMITTEE CLERK: H. Dickson

RECOMMENDATION AND CONSIDERATION

1. Carnegie Centre -
Management, Programming and Budget

The Committee had before it for consideration a Manager's report dated August 13, 1979 (copy circulated) and a report dated July 30, 1979 (copy circulated) from the Director of Social Planning in which it was reported the Carnegie Centre will be open October 1st, 1979.

The report contained details of the various programs to be offered at the Centre, the type of management and staffing, provision for an appointed advisory committee and a proposed operating budget totalling \$352,000 for the full year of 1980. Actual operating cost would be \$307,000 as an amount of \$44,500 is to be transferred from the Downtown Eastside Recreation Project and The 44.

The Director of Social Planning concluded his report with six recommendations covering the management, budget, program and staffing (including hiring of a manager).

In his report, the City Manager recommended approval of the Director of Social Planning's recommendations which call for the Centre to operate 12 hours per day, 7 days a week. The City Manager, in his report, recommended that if Council wishes to reduce the operating hours, it should establish the reduced level and refer development of a revised budget back to the City Manager and Director of Social Planning for report.

Appearing before the Committee on this matter were the City Manager, the Director and Deputy Director of Social Planning, the Director of Civic Buildings Department with his Division Head of Building Management, representatives of the Director of Finance, a representative of the Park Board and members of the Carnegie Centre Advisory Committee.

The Deputy Director of Social Planning, Doug Purdy, reviewed the report, explaining the recommendations represent a consensus of opinion from the Advisory Committee. He noted the Centre would serve the residents of the Gastown, Downtown Eastside and Strathcona areas and that while there is a relatively small population of about 20,000 in the area, the residents have greater than average needs for the types of programs to be offered at the

Continued

Report to Council
Standing Committees of Council on
Community Services and Finance & Administration
August 16, 1979

(I-2)

Clause No. 1 Continued

Centre in the areas of recreation, culture, education, etc. He said the building should be operated 12 hours a day, 7 days a week, and added that while the budget appears to be large, it is no larger than most other community centres many of which have revenue generating programs within them. He pointed out both the Park and Library Boards have endorsed the operating and management proposals.

At the commencement of the Committee's discussion, a motion was put to approve the recommendations of the Director of Social Planning; however, some members of the Committee expressed reservations on two of the recommendations. These members felt the operation should be reduced to 8 hours per day, 6 days a week and this operation, following a reassessment, could be expanded if a need for longer operating hours is proven.

Concern was also expressed over the Director of Social Planning's proposal to name certain community organizations each of which would name two representatives to the Carnegie Centre Advisory Committee. It was suggested Council could call for nominations and Council itself should appoint the individuals to the Advisory Committee in order to ensure the Committee membership adequately represents the residents of the area.

Another suggestion made with respect to the Advisory Committee was that the Centre could have a membership and the members could elect representatives to the Advisory Committee rather than for Council to appoint them.

The Deputy Director of Social Planning and the Director of Civic Buildings answered a number of detailed questions regarding the operating budget during which it was admitted there is some potential for programs at the Centre to generate revenue, but this remains an unknown factor. The Deputy Director of Social Planning indicated there could be some rental revenue from Vancouver Community College and the budget could further be reduced through C.A.P. cost-sharing from a senior level of government on at least one of the staff positions. The Deputy Director of Social Planning indicated that if these additional sources of revenue are realized, the total operating budget may be reduced closer to the Social Planning Department's original projections on operating cost of about \$259,000.

During discussion of the financial aspects, it was noted the Centre will cost \$109,000 to operate for the balance of 1979, but this figure is based on a 12-hour, 7 days a week operation and would be less if the hours are reduced.

The City Manager suggested the Committee could add an additional recommendation to the six proposed by the Director of Social Planning by requesting a report before the end of the year on any additional sources of revenue which might offset operating costs in 1980.

Amendments were introduced to the motion to approve the Director of Social Planning's recommendations. These amendments were to reduce the operating hours to 8 hours per day, 6 days a week and to provide for a Council-appointed Advisory Committee with a member of Council to be included on the Committee.

Continued

Report to Council
Standing Committees of Council on
Community Services and Finance & Administration
August 16, 1979

(I-3)

Clause No. 1 Continued

Following further discussion, it was

RECOMMENDED

- A. THAT the Carnegie Centre be under the management of the Director of Social Planning for an interim period of two years, following which management and auspices will be reviewed.
- B. THAT annual budgeting for the cultural, library and recreation services be carried out by the Director of Social Planning, in consultation with the Directors of Library Services and Recreation Services, consistent with the City's operating budget preparation and review process.
- E. THAT City Council approve the hiring of the Carnegie Centre manager 30 days prior to the opening of the building (estimated to be October 1st, 1979) to carry out the following tasks:
 - (a) participate in the hiring of full time and permanent part-time staff hired by the Park Board, Library Board and Civic Buildings Department;
 - (b) begin discussions with staff, agencies, community groups and local residents regarding specific programs for the facility;
 - (c) prepare for the opening of the building.
- F. THAT City Council, Library Board and Park Board endorse the participation of the Carnegie Centre Advisory Committee in the selection of the manager and all full time staff, on the understanding that the sponsoring agencies (e.g. City, Park Board, Library Board) make the final hiring decisions.
- G. THAT the Director of Social Planning report through the City Manager with a full detailed report before the end of 1979 and every six months thereafter on the full operation of the Carnegie Centre, such reports to include additional sources of revenue for the operating budget and usage of the Centre.

CONSIDERATION

TIE VOTES resulted on the following and they are submitted for Council's CONSIDERATION:

- C. (i) THAT the operating hours of the Carnegie Centre be 8 hours per day, 6 days per week, and the development of a revised budget be referred to the City Manager and Director of Social Planning for report to Council.

- TIE VOTE

Continued . . .

Report to Council
Standing Committees of Council on
Community Services and Finance & Administration
August 16, 1979

(I-4)

Clause No. 1 Continued

- C. (ii) THAT City Council approve the programming and staffing structure as shown in the body of the July 30, 1979 report from the Director of Social Planning (1979 \$109,290.00, including one time costs of \$26,020.00, and full year 1980, including inflation, of \$307,397.00) and approve the provision of funds for the period September 1st to December 31st, 1979, with the source of funds being Contingency Reserve, subject to the classification of the staff positions by the Personnel Services Department.

- TIE VOTE

- D. (i) THAT Council approve the establishment of the Carnegie Centre Advisory Committee to be appointed by Council and to include one Alderman to advise the manager of the Centre regarding management policy and programming.

- TIE VOTE

No vote was taken on the following and it is submitted to Council for CONSIDERATION:

- D. (ii) THAT City Council approve the following composition for the Carnegie Centre Advisory Committee: two representatives from each of the following organizations and/or sub-communities - the Downtown Eastside (DERA), Strathcona (Setacona), local Chinese Community (Chinese Benevolent Society), local Japanese Community (Tanari Gumi, and local native Indian Community (Vancouver Indian Centre).

The meeting adjourned at approximately 12:00 Noon.

782E
FOR COUNCIL ACTION SEE PAGE(S) 796

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MANAGER'S REPORT

DATE August 21, 1979

TO: Vancouver City Council

SUBJECT: Carnegie Community Centre Operating Budget

CLASSIFICATION: INFORMATION

The Directors of Finance & Social Planning report as follows:

"On August 16, 1979, the joint committees of Community Services and Finance gave consideration to the issue of the operating hours of the Carnegie Community Centre and examined two basic options:

- 1) Seven day a week operation from 9 A.M. to 9 P.M. (84 hours)
- 2) Six days a week operation (closed Monday) from 1 P.M. to 9 P.M. (48 hours.)

The Committees' deliberations resulted in a TIE vote.

The purpose of this report is to show the net operating costs to the City under the two options, to facilitate Council's consideration of the issue of operating hours. In addition to reflecting the savings from the reduction in the operating hours, the enclosed budget is also reduced to reflect the savings which may be realized from cost-sharing of administrative costs under the Canada Assistance Plan (this cost-sharing does not change under the two options).

The result of the analysis indicates that the cost savings to be realized from reducing the hours of operation from 84 hours/week to 48 hours/week total \$47,593. (in 1979 dollars)

It should be noted that the reduction in the Reading Room operations only amounts to 8 hours as it was only originally proposed to be open from 1 P.M. to 9 P.M. for all days.

CARNEGIE CENTRE PROPOSED OPERATING BUDGET

	1979 Oct.1-Dec.31		1980 12 Months	
	9AM-9PM 7 Days per week	1PM-9PM 6 Days per week	9AM-9PM 7 Days per week	1PM-9PM 6 Days per week
<u>ADMINISTRATION - SALARIES</u>				
1 Director (P.G.27) 7 months	\$ 6,980	\$ 6,980	\$22,512	\$22,512
1 Facility Clerk (P.G.15)	3,132	3,132	13,464	13,464
1 Information Clerk (P.G.11)	2,751	2,751	11,832	11,832
Part Time Admin. Staff	<u>1,053</u>	<u>1,053</u>	<u>4,632</u>	<u>4,632</u>
	13,916	13,916	52,440	52,440
Fringe Benefits 12%	<u>1,670</u>	<u>1,670</u>	<u>6,293</u>	<u>6,293</u>
Total Salaries & Fringe Benefits	<u>\$15,586</u>	<u>\$15,586</u>	<u>\$58,733</u>	<u>\$58,733</u>
Less C.A.P. Cost Sharing (30% of Admin. Salaries & F.B.)	<u>(4,675)</u>	<u>(4,675)</u>	<u>(17,620)</u>	<u>(17,620)</u>
Total Salaries & F.B. net of C.A.P.	<u>\$10,911</u>	<u>\$10,911</u>	<u>\$41,113</u>	<u>\$41,113</u>
<u>ADMINISTRATION SUPPORT COSTS</u>				
Office Supplies and Services	\$ 750	\$ 750	\$ 3,000	\$ 3,000
Transportation	50	50	200	200
Telephone	<u>500</u>	<u>500</u>	<u>2,000</u>	<u>2,000</u>
Total Administration Support Costs	<u>\$ 1,300</u>	<u>\$ 1,300</u>	<u>\$ 5,200</u>	<u>\$ 5,200</u>
Total Recurring Administration Costs	<u>\$12,211</u>	<u>\$12,211</u>	<u>\$46,313</u>	<u>\$46,313</u>
<u>ADMINISTRATION NEW & NON RECURRING</u>				
Telephone Installation	\$ 650	\$ 650		
Total Administration NNR	<u>650</u>	<u>650</u>		
Total Administration Costs	<u>\$12,861</u>	<u>\$12,861</u>	<u>\$46,313</u>	<u>\$46,313</u>

	1979 Oct. 1 - Dec. 31		1980 12 Months	
	9AM-9PM 7 days per week	1PM-9PM 6 days per week	9AM-9PM 7 days per week	1PM-9PM 6 days per week
<u>BUILDING MAINTENANCE</u>				
<u>SALARIES</u>				
1 B.S.W.1. (P.G. 14/3)	3,225	3,225	13,872	13,872
1 B.S.W.1. (P.G. 14/3)	3,225	3,225	13,872	13,872
1 B.S.W.1. (P.G. 14/3)	3,225	3,225	13,872	13,872
1/2 B.M.M.II (P.G. 16/3)	1,749	1,749	7,512	7,512
1/6 Stationary Engineer (P.G.19/3)	667	667	2,868	2,868
	12,091	12,091	51,996	51,996
Fringe Benefits 12½%	1,511	1,511	6,500	6,500
	<u>\$13,602</u>	<u>\$13,602</u>	<u>\$58,496</u>	<u>\$58,496</u>
Temporary Help	4,755	984	20,448	4,248
Fringe Benefits	380	79	1,636	340
Overtime	500	500	2,152	2,152
	<u>5,635</u>	<u>1,563</u>	<u>24,236</u>	<u>6,740</u>
TOTAL BUILDING MAINTENANCE, SALARIES AND FRINGE BENEFITS	<u>\$19,237</u>	<u>\$15,165</u>	<u>\$82,732</u>	<u>\$65,236</u>
<u>SUPPORT COSTS</u>				
Fuel	2,000	1,370	8,800	6,278
Light and Power	5,000	3,281	24,000	17,123
Water	100	100	400	400
Scavenging	600	600	2,400	2,400
Pager Rental	55	55	240	240
Towel and Mop Service	125	125	520	520
Janitorial and Washroom Supplies	250	250	1,200	1,200
	<u>\$8,130</u>	<u>\$5,781</u>	<u>\$37,560</u>	<u>\$28,161</u>
<u>BUILDING MAINTENANCE</u>				
Electrical and Fire Alarm	700	700	2,800	2,800
Elevator	200	200	900	900
Heating and Ventilation	600	600	2,800	2,800
Carpet, Drapery, Venetian Blind Cleaning	250	250	1,000	1,000
Repairs and Painting	1,250	1,250	5,000	5,000
Snow Clearing	250	250	500	500
	<u>\$3,250</u>	<u>\$3,250</u>	<u>\$13,000</u>	<u>\$13,000</u>
<u>ADMINISTRATION</u>				
1/2 Clk/TypII (PG 9)(incl.fringe bene.)	1,500	1,500	5,800	5,800
Insurance	600	600	2,400	2,400
Maintenance Equip. New & Non Recurring	8,370	8,370	-	-
Equipment Repair & Replacement	150	150	600	600
	<u>\$10,620</u>	<u>\$10,620</u>	<u>\$ 8,800</u>	<u>\$ 8,800</u>
TOTAL BUILDING MAINTENANCE COSTS	<u>\$41,237</u>	<u>\$34,816</u>	<u>\$142,092</u>	<u>\$115,197</u>

	1979		1980	
	Oct. 1 - Dec. 31		12 Months	
	9AM-9PM 7 days per week	1PM-9PM 6 days per week	9AM-9PM 7 days per week	1PM-9PM 6 days per week
<u>RECREATION AND CULTURAL</u>				
<u>SALARIES</u>				
1 Recreation Programmer (PG20/3)	4,170	4,170	17,928	17,928
1 Recreation Programmer (PG20/3)	4,170	4,170	17,928	17,928
Part Time Rec. Program Staff	4,998	3,598	21,392	15,292
	13,338	11,938	57,248	51,148
Fringe Benefits	1,600	1,285	6,870	5,525
TOTAL SALARIES	\$14,938	\$13,223	\$64,118	\$56,673
<u>SUPPORT COSTS</u> - Supplies	1,500	1,500	6,448	6,448
<u>RECREATIONAL PROGRAM COSTS</u>				
<u>ARTS & CULTURAL ACTIVITIES</u>				
(Including rental of 2 films/week plus fee for 1 live performance/ week and a small advertising and promotion budget)	5,502	3,961	23,648	16,948
TOTAL RECREATION	\$21,940	\$18,684	\$94,214	\$80,069
<u>READING ROOM (Hours 1PM to 9PM)</u>				
<u>SALARIES</u>				
1 Librarian I (PG 21/3) P.T.	2,143	2,143	9,256	9,256
1 Library Assist.III(PG 12/3)	3,006	3,006	12,984	12,984
1 Library Assist. II P.T.(PG 10/1)	1,334	1,334	5,764	5,764
1 Library Assist.II P.T.(PG 10/1)	1,334	806	5,764	3,485
1 Library Assist. I P.T.(PG 4/3)	956	476	4,128	2,057
	8,773	7,765	39,396	33,546
Fringe Benefits	1,052	932	4,728	4,025
TOTAL SALARIES	\$9,825	\$8,697	\$44,124	\$37,571
BOOKS AND PUBLICATIONS (RECURRING)	1,752	1,752	7,524	7,524
TOTAL READING ROOM OPERATING COSTS	\$11,577	10,449	\$51,648	\$45,095
New and non-recurring (including provision for 30-40 newspapers, 50-75 magazines and 10,000 paperbacks)	\$17,000	\$17,000		
TOTAL READING ROOM	\$28,577	\$27,449	\$51,648	\$45,095

	1979 Oct. 1-Dec.31		1980 12 months	
	9AM-9PM 7 Days per week 84 Hours	1PM-9PM 6 Days per week 48 Hours	9AM-9PM 7 Days per week 84 Hours	1PM-9PM 6 Days per week 48 Hours
SUMMARY BY PROGRAM				
ADMINISTRATION	\$ 12,861	\$12,861	\$ 46,313	\$ 46,313
BUILDING MAINTENANCE	41,237	34,816	142,092	115,197
RECREATION AND CULTURAL	21,940	18,648	94,214	80,069
READING ROOM	28,577	27,449	51,648	45,095
	<u>\$104,615</u>	<u>\$93,774</u>	<u>\$334,267</u>	<u>\$286,674</u>
LESS: DERP Reduced Funding	(9,302)	(9,302)	(37,209)	(37,209)
The "44" Budget Reduced Funding	<u>(1,820)</u>	<u>(1,820)</u>	<u>(7,281)</u>	<u>(7,281)</u>
NET ADDITIONAL FUNDING REQUIRED	<u>\$93,493</u>	<u>\$82,652</u>	<u>\$289,777</u>	<u>\$242,184</u>
SAVINGS ON REDUCED HOURS		<u>\$10,841</u>		<u>\$ 47,593</u>

The Director of Social Planning comments on the social impact of a 48-hour week:

1. 84 operating hours per week costs \$334,267
 48 operating hours per week costs 286,674
 The saving with 48 hours is 47,595

Thus a 14% budget reduction results in a disproportionate operational time reduction of 43% - a loss of 36 hours per week.

2. The outreach program to handicapped people in hotels and rooming houses and recreation outings will be reduced.
3. Educational programming time will be cut back and an important source of revenues from rental fees to be paid by Vancouver Community College and the Vancouver School Board will be lost.
4. Our experience has been that Native Indians, older people, businessmen and women, youth etc. require different program content and scheduling. Reduced operating hours compounds the difficulty of programming for varied population groups.
5. The majority of local residents are unemployed, on social assistance or pensions and have incomes below the poverty line. Reducing the hours of operation at Carnegie increases the amount of time they will spend on the street, in beer parlours and alone in their rooms.
6. The financial saving resulting from reduced operating hours carries with it an incalculable human and social cost.

The foregoing is provided for the information of Council when considering the report of the Community Services and Finance Committees of August 16, 1979, on the funding and operation of Carnegie Community Centre."

The City Manager submits the foregoing report for Council's INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 782, 796

870 II 870

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

AUGUST 16, 1979

A meeting of the Standing Committee of Council on Community Services was held on Thursday, August 16, 1979, in Committee Room No. 1, Third Floor, City Hall, immediately following the joint Community Services and Finance & Administration meeting, at approximately 12:00 Noon.

PRESENT: Alderman Rankin, Chairman
Alderman Gerard
Alderman Little
Alderman Marzari

ABSENT: Alderman Bellamy

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The minutes of the Community Services Committee meeting of Thursday, July 26, 1979, were adopted.

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATION

1. Development Permit Application -
Sands Motor Hotel, 1184 Denman Street

The Committee had before it for consideration a Manager's report dated August 1st, 1979 on Development Permit Application No. 84054 at 1184 Denman Street (the Sands Motor Hotel) in which the Director of Planning reported as follows:

'The above-noted Development Permit Application No. 84054 requesting permission to use approximately 1195 sq. ft. portion of a separate building at 1184 Denman Street as a cocktail lounge for the adjoining Sands Motor Hotel was approved by the Director of Planning on May 22, 1979, subject to the following conditions:

- 1.(a) a report is to be first made to City Council in regard to a new liquor outlet;
- (b) a restrictive covenant is to be executed satisfactory to the Director of Planning and Director of Legal Services that the approved lounge at 1184 Denman Street is to be operated in conjunction with the Hotel on the adjacent site only.

City Council on July 10, 1979, when considering the report, resolved that:

1. It had no objection to the issuance of Development Permit Application No. 84054 to Henriquez Associates Architects to use a portion of the main level of the building at 1184 Denman Street as a cocktail lounge for the adjoining Sands Motor Hotel, provided that:

Continued

Clause No. 1 Continued

"a restrictive Covenant is executed satisfactory to the Director of Planning and the Director of Legal Services that the approved lounge at 1184 Denman Street is to remain under the management and operation only of the Sands Motor Hotel which occupies the adjacent site".

The Director of Legal Services has informed that a covenant incorporating the provisions of the resolution cannot be registered under Section 24A of the Land Registry Act, since the resolution deals with ownership and the provisions of Section 24A deal with land use.

The Director of Legal Services also advised that, as the approval of the lounge also included a parking relaxation, a restrictive covenant as recommended was only to ensure that the parking requirements of the lounge will always be provided at the Sands Hotel sites, since it is considered that the existing hotel parking areas could absorb and provide the spaces for the lounge patrons.

Acting on the advice of the Director of Legal Services, the Director of Planning, on July 30, 1979, revised condition Number 1.(b) to read:

"A restrictive covenant to be executed and registered satisfactory to the Director of Planning after consultation with the Director of Legal Services, ensuring that the parking in the hotel development on Lot E, Block 61, District Lot 185, will be available at all times for the use of lounge patrons."

A new condition is to be included on the Development Permit:

"The lounge is to be operated in conjunction with the hotel development on Lot E, Block 61, District Lot 185."

The owners of the Sands Hotel have agreed to sign a covenant consistent with the revised condition.

The Director of Planning therefore recommends that City Council's previous motion of July 10, 1979, be amended accordingly.'

The City Manager recommended approval of the recommendation of the Director of Planning.

A representative of the Planning Department appeared before the Committee on this matter.

Following brief discussion, it was

RECOMMENDED

THAT the Council motion of July 10, 1979 reading as follows:

"THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 84054 to Henriquez Associates, Architects, to use a portion of the main level of the building at 1184 Denman Street as a cocktail lounge for the adjoining Sands Motor Hotel as outlined in the City Manager's report dated May 29, 1979;

Continued

Clause No. 1 Continued

"PROVIDED that a restrictive covenant is executed satisfactory to the Director of Planning and the Director of Legal Services that the approved lounge at 1184 Denman Street is to remain under the management and operation only of the Sands Motor Hotel which occupies the adjacent site."

be amended to read as follows:

"....a restrictive covenant is to be executed and registered satisfactory to the Director of Planning, after consultation with the Director of Legal Services, ensuring that the parking in the hotel development on Lot 'E', Block 61, District Lot 185, will be available at all times for the use of the lounge patrons."

and the following condition be included:

"The lounge is to be operated in conjunction with the hotel development on Lot 'E', Block 61, District Lot 185."

The meeting adjourned at approximately 12:05 P.M.

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FOR COUNCIL ACTION SEE PAGE(S) 796

873
873

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON
PLANNING AND DEVELOPMENT

AUGUST 16, 1979

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, third floor, City Hall, on Thursday, August 16, 1979 at approximately 1:30 p.m.

PRESENT : Alderman Boyce, Chairman
Alderman Ford
Alderman Puil

ABSENT : Alderman Kennedy
Alderman Harcourt

CLERK TO THE
COMMITTEE : E. Bowie

RECOMMENDATIONS

1. Monthly Status Report on Rezoning Applications

The Committee considered a memorandum dated August 10, 1979, from the Zoning Planner, forwarding the monthly status report on rezoning applications for the month of July, 1979 (on file in the City Clerk's Office). Mr. R. Scobie, Zoning Division, detailed several of the items for the Committee.

RECOMMENDED

THAT the monthly status report of rezoning applications for the month of July, 1979 be approved.

2. Champlain Heights Community Services Center - Access Considerations

At a Public Hearing on June 28, 1979 Council approved an application from the Director of Planning to rezone an area of land in Champlain Heights from RS-1 to CD-1 to permit construction of the Community Services Center. During this Public Hearing a question was raised with respect to the roadway servicing the site.

The Committee had for consideration a Manager's Report dated August 3, 1979 in which the Champlain Heights Project Manager, the City Engineer and the Director of Planning presented the rationale for this road alignment and specifically with arguments regarding the road being a dedicated City road. The report states that during the development of the plans for the Community Service Center and adjacent Captain Cook Park it became apparent that an opportunity existed to provide direct access to the Center, connect the two residential areas and integrate Captain Cook Park with the Services Center site. Presently a right-of-way exists (Rosemont extension) between the two parks although the need for this roadway has been questioned for some time. An acceptable design has been developed and at two public meetings regarding this project, while there was some general concern expressed regarding the roadway, the consensus was that the design, as presented, represented the best solution. It should be noted that this is not a major roadway and the proposed design reflects the importance of controlling speed.

cont'd....

Report to Council
 Standing Committee of Council
 on Planning and Development
 August 16, 1979

(III-2)

Clause No. 2 cont'd:

The Champlain Heights Planning Advisory Committee at its meeting on July 9, 1979 passed the following resolutions:

- (i) That the road alignment as presented on the development permit plan be approved.
- (ii) That the road be a dedicated City street.

The report concludes by summarizing the arguments for selecting the proposed alignment and gives reasons for dedicating this roadway. This road will replace the need to open Rosemont Drive which can be closed, stopped up and placed in the care and custody of the Park Board subject to the necessary conditions to protect the Rosemont right-of-way for utility purposes.

Mr. J. Moodie, Champlain Heights Project Manager, spoke to this report and following a short discussion the Committee,

RECOMMENDED

- A. THAT Council approve the alignment as presented on the attached drawing.
- B. THAT Council approve the road being dedicated as a City street.
- C. THAT Rosemont Drive between Butler Street and Champlain Crescent as shown hatched on the attached plan be closed, stopped up and placed in the care and custody of the Park Board subject to the reservation of the total area as a right-of-way for utility purposes and that any construction or change in elevation first be approved by the City Engineer.

3. Harbour Park

The Committee had for consideration a Manager's Report dated August 8, 1979 and a Report Summary dated August 14, 1979 in which the City Engineer, Director of Finance and Director of Planning in association with the Park Board review past Council actions on Harbour Park including a meadow-marine concept and reviewed developments relating to Harbour Park; recommending a shoreline configuration and the development of the uplands as an "interim meadow" (on file in the City Clerk's Office).

Mr. D. Hickley, Planning Department, reviewed briefly developments which have taken place since August, 1978 which have direct bearing on the future of the Harbour Park site and also a number of continuing negotiations:

- (1) Proposed B.C. Forestry Centre
 - no longer applicable
- (2) Bayshore Inn Proposals
 - to be before Council at its meeting August 28, 1979
- (3) Board of Parks and Recreation
 - requesting the City to turn over the entire Harbour Park property to the Park Board
- (4) Traffic and Transit Plans
 - alternate traffic and transit plans are being prepared and will be presented to Council shortly
- (5) Harbour Ferries Marina
 - Harbour Ferries have a month to month lease - have made some improvements and indicate willingness to do more

cont'd....

Report to Council
Standing Committee of Council
on Planning and Development
August 16, 1979

(III-3)

Clause No. 3 cont'd:

- (6) Schaeffer's Marina and Boat Repair
 - partial relocation resulting from Bayshore expansion. A valuable asset in the area - proposed to retain within the area of Harbour Ferries Marina.
- (7) National Harbours Board
 - the position of the National Harbours Board on changes to both the Bayshore lease property and the City lease property (Harbour Park site) is of critical importance. They agree to two 200 berth marinas, also the proposals for fill and/or excavation and have indicated willingness to discuss conditions of present lease when the City has established and approved a plan for the property.
- (8) Funky Railway
 - no plans at present

Mr. Hickley, with the aid of maps, illustrated the present and proposed shoreline configuration. Two options are available. Option 1 is "limited improvements" allowing for the shoreline to remain very close to its present configuration with some dredging of the Harbour basin to improve navigability and tidal water flow. The shoreline would be trimmed and rip-rapped.

Option 2 is for "substantial improvements" where the alignment would be altered to create a gently curving shoreline improving tidal water flow and providing a more direct waterfront walkway. This entails dredging of approximately 3/4 acre and filling in smaller areas (map attached).

It would appear that the costs and benefits will vary with the option chosen. Costs for the option of limited improvements would be largely borne by Harbour Ferries with benefit to the City in the form of slightly improved financial return over the present as well as amenity improvement from the parking area, cleaned-up shoreline and float improvements. The substantial improvements option, on the other hand, will require additional discussion and negotiations with the Federal Government on the possibility of obtaining Federal funding from the Ministry of the Environment, before costs and benefits can be determined.

On December 13, 1977 Council determined the best use of this site would be an "interim meadow/marina concept". Since there is no alternative development presently under consideration, the meadow concept, with a minimum of planting and recontouring of the site, would still appear to be the most appropriate. This work could be undertaken by the Park Board for approximately \$250,000.

Mr. Breakwell was present and explained the preliminary plans prepared in this regard by the Park Board. The report recommends that the Park Board now be requested to prepare detailed plans and estimates on this basis.

Considerable discussion took place regarding the amount of excavation/fill proposed in this area as well as the creation of the proposed parking area to service Harbour Ferries and the marina.

cont'd....

Report to Council
Standing Committee of Council
on Planning and Development
August 16, 1979

(III-4)

Clause No. 3 cont'd:

Ms. Carole Walker, West End Traffic Committee, Mr. Chris Garside, West End and Downtown Ratepayers' Community Association, and Mrs. M. Pigott, Save the Entrance to Stanley Park Committee, were present at this meeting. They presented briefs (on file in the City Clerk's Office) and in speaking on this matter reiterated their opposition to the proposed parking site on the property; their concern that more removal of fill should take place and their belief that the entire Harbour Park site should be turned over to the care and custody of the Park Board.

Mr. G. Clarke of Harbour Ferries, spoke to the Committee in support of the report and recommendations as presented.

Following further discussion, the Committee,

RECOMMENDED

- A. THAT the request from the Park Board for immediate care and custody of the entire Harbour Park site not be approved at this time.
- B. THAT the Park Board be requested to prepare a plan and detailed cost estimates for interim development of the area with limited planting of trees and shrubs in sympathy with the "interim meadow" concept.
- C. THAT the existing lease at the foot of Denman Street to Schaeffer's Marina Ltd. be terminated and that the marina repair operation be incorporated within the present short-term lease to Harbour Ferries Ltd.
- D. THAT the "substantial improvements" option described in this report be approved and that City officials be authorized to negotiate with Harbour Ferries Ltd., the Federal Ministry of the Environment re funding options, the National Harbours Board, and such other Government authorities whose approval is required in order to successfully finance and achieve this option.

(Alderman Boyce wished to be recorded as opposed.)

* * * *

The meeting adjourned at approximately 3:15 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 796

277
877

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON
TRANSPORTATION

AUGUST 16, 1979

A meeting of the Standing Committee of Council on Transportation was held on Thursday, August 16, 1979, in the No. 1 Committee Room, third floor, City Hall, at approximately 3:30 p.m.

PRESENT : Alderman D. Bellamy, Chairman
Alderman H. Boyce
Alderman H. Rankin

ABSENT : Alderman W. Kennedy
Alderman M. Harcourt

COMMITTEE
CLERK : J. Thomas

The minutes of the meetings of June 28th and July 12th, 1979, were adopted.

RECOMMENDATIONS

1. Request for Pedestrian Actuated Signal at Intersection of Balsam and Cornwall

In a Manager's Report dated August 1, 1979 (on file in the City Clerk's Office) considered by the Committee, the City Engineer reported on an analysis of traffic conditions at the intersection of Balsam and Cornwall conducted as a result of citizens' requests for a pedestrian actuated traffic signal at this location.

The report reviewed site conditions, traffic volumes and pedestrian and vehicular accident records. Studies of morning and afternoon activity this summer produced figures lower than the studies conducted in 1978, however, evening activity revealed increased numbers of pedestrians crossing Cornwall with 85% headed for activities at Kitsilano park and pool. The higher number of pedestrians when compared with the gaps in Cornwall traffic, produced an index exceeding the City's warrant level. While demands for additional traffic control facilities at this location were seasonal, it was felt a pedestrian actuated signal would provide better crossing opportunities throughout the year in the general area.

The City Engineer recommended a pedestrian actuated signal at this location be installed in the 1980 signal program.

A number of members of the Cornwall Safety Committee were present for the discussion. Miss Ann O'Neil, Secretary, referred to citizens' concerns arising from a series of accidents culminating in one fatality, outlined in the Committee's brief (on file) and supported by a petition containing over 2,000 signatures. The brief requested:

- a) Pedestrian activated push-button crossing lights at Cornwall intersections of Balsam, Vine and Arbutus.
- b) Speed Zone postings to indicate playground, park and scenic route zones and safe speed limits from Burrard to Trafalgar.
- c) Changes and/or markings to facilitate and warn motorists of the converging lanes from two to one on the north side of Cornwall immediately west of the Balsam corner.

cont'd....

Report to Council
 Standing Committee of Council
 on Transportation
 August 16, 1979

(IV-2)

Clause No. 1 cont'd:

- d) Frequent police supervision and enforcement of traffic regulations on Cornwall Avenue between Arbutus and Alma Road.
- e) Enforcement of the by-law re passing a stopped car and the right of way to pedestrians in the pedestrian cross-walk.

The husband of the Kitsilano resident fatally injured in a traffic accident at Balsam and Cornwall also addressed the Committee and urged stronger enforcement of speed limits on Cornwall Avenue.

Members of the Safety Committee circulated photographs depicting actual traffic conditions and copies of traffic counts conducted in the period June 28 - August 2, 1979 (on file).

RECOMMENDED

- A. THAT a pedestrian actuated signal be installed at the intersection of Balsam and Cornwall and that this signal be given priority status in the 1980 signal program to be submitted to Council for approval of funding at a later date.
- B. THAT appropriate speed limit and warning signs be installed on Cornwall in the vicinity of the beach, park and pool recreational area.

2. Denman Street - Left Turn Conditions

Council, at a Court of Revision on June 22, 1978, approved the following:

'THAT project #5 Nelson Street from Bidwell to Jarvis proceed on special grounds subject to the implementation of the following traffic control measures:

- installation of stop signs on Nelson Street at Chilco, Cardero, Broughton and Bute
- restriction of left turns southbound off Denman between Robson and Davie;

FURTHER THAT a report be submitted by the City Engineer on the installation of left hand lights at Robson and Denman and Davie and Denman.'

In a Manager's Report dated July 16, 1979 (on file) considered by the Committee this day the City Engineer reported the stop signs on Nelson Street and a peak hour left-turn prohibition on Denman at Nelson had been installed but the left-turn prohibition at Denman at the remaining streets had not been implemented as they had an interrelationship with the request to study left turn assist lights at Robson and Davie. The purpose of the report therefore was two-fold:

- to review the feasibility of adding left turn assist lights on Denman at Robson and Davie, and,
- in view of the information gathered, to request Council reconsideration of the left turn prohibition on Denman at Haro, Barclay, Comox and Pendrell.

The report reviewed left turn conditions to determine the extent and nature of any problems; turning movement counts; and traffic volumes. The City Engineer concluded:

cont'd....

Report to Council
Standing Committee of Council
on Transportation
August 16, 1979

(IV-3)

Clause No. 2 cont'd:

"The number of vehicles turning left from Denman Street during the peak hours is very low. Turns would not be prohibited under similar circumstances for other areas of the City. In addition, funds required to implement the turn controls could be spent to a much greater advantage in areas with more serious traffic problems or where the through traffic component is greater.

It is possible to provide flashing arrow indications at both Robson and Denman and Davie and Denman. The installation at Robson would provide little benefit to turning traffic and would remove time from other directions at the intersection. In addition, it is inconsistent with the Downtown Transportation Plan. The cost of such work would be approximately \$8000 and for these reasons, the changes cannot be supported. However, a low-cost change in the controller could provide more green time for Denman Street at Robson Street and make left turns easier.

The left turn signal request at Davie and Denman would cause serious disruption to the complex equipment at this intersection. The equipment is designed to provide for varying demands, therefore, the left turn assist signals are at most times unnecessary. Changes at this location cannot be supported."

The City Engineer presented for consideration the choice between:

Installing left turn prohibition signs on Denman at Haro, Barclay, Comox and Pendrell, as agreed to by Council on June 22nd, 1978,

OR

Amending the resolution of June 22nd, 1978 in view of information collected since that time and not installing left-turn prohibitions at the above intersections.

The report also contained comments by the Director of Planning who advised he concurred with the position that left turn prohibitions from Denman Street need not be installed at this time but did not necessarily agree with the conclusion that a large percentage of the vehicles making the left-hand turns have local destinations within the West End. Since these vehicles are matched at only Nelson and Thurlow, an unknown number of them may not have had local destinations and may have been bound for other destinations outside the West End. It was also felt that if additional diverters are installed east of Denman, this would eliminate any need for left-turn prohibitions from Denman Street.

The City Manager recommended:

- Left turn assist light not be provided at Denman and Robson, but the signal controller be modified to provide more green time for Denman traffic;
- Left turn assist lights not be provided at Denman and Davie.

The Chairman noted a number of representatives of West End organizations were present and he invited their participation in the discussion. Representations were received from the following:

- Mr. Paul Dampier, Co-ordinator, West End Community Centre, expressed grave concern about the traffic patterns evolving in the area. People attending activities at the Community Centre complained they were experiencing increasing difficulty in crossing Denman Street.

cont'd....

Report to Council
 Standing Committee of Council
 on Transportation
 August 16, 1979

(IV-4)

Clause No. 2 cont'd:

- Mrs. Carole Walker, West End Traffic Committee, presented a brief (on file) which submitted, in part, that the recommendation to modify the signal controller to permit more green time for Denman traffic was simply a means of moving more commuter traffic along Denman and Beach and showed a lack of understanding of the serious problem of ever-increasing volume of commuter traffic on the West End commercial street.

The brief requested:

- (a) The signal controllers on Denman Street not be modified to allow more green time for Denman Street traffic.
- (b) The pedestrian activated light at Denman and Haro Streets be changed so that pedestrians have to wait no more than 30 seconds to cross.
- (c) That the City Engineering Department and the City Planning Department be instructed to prepare a comprehensive plan to direct all commuter traffic onto streets North of Robson and East of Thurlow.

It was suggested in the brief that (c) above could be implemented by:

- A cul-de-sac type barrier on Denman Street at the south part of its intersection with Alberni Street; and,
- From 7:00 a.m. to 6:00 p.m. on weekdays prohibit all turns from Alberni Street in a southerly direction; and,
- From 7:00 a.m. to 6:00 p.m. on weekdays prohibit all turns from Georgia Street in a southerly direction with the exception the intersection of Georgia and Denman Streets where right turns would be permitted; and,
- Seriously investigate the possibility of making Alberni and Thurlow reversible (in traffic flow direction) one-way streets timed to handle the morning and evening traffic rush hours.
- From 7:00 a.m. to 6:00 p.m. on weekdays prohibit all turns onto Alberni and Georgia west of Thurlow Street.
- That evening traffic going to the north shore and now backed up, to the south, the length of two lane Denman Street would be far better managed on four lane Alberni Street where it will be unimpeded by traffic or pedestrian traffic control signals, and at the same time not interfering with the normal local functions of Denman and other West End streets.
- Mr. Max Chechik, President of the Company which owns the Bay Theatre, contended nonstop traffic on Denman Street presented serious problems for local businessmen. Parking was prohibited all day on the east side of Denman Street and on the west side, restricted from 7-9 a.m. when shopkeepers should be receiving deliveries and again from 4-6 p.m. when customers should be picking up goods. Efforts to beautify the West End were a waste of public money and had not benefitted the merchants.
- Mr. J. McPeake, Sunset Towers Residents Association, urged steps be taken to decrease Denman traffic.

cont'd....

Report to Council
 Standing Committee of Council
 on Transportation
 August 16, 1979

(IV-5)

Clause No. 2 cont'd:

Ms. Barbara Howard, West End Planner, briefly described the role of Denman Street within the context of West End planning.

During the ensuing discussion members of the Committee questioned the Assistant City Engineer (Traffic) on the future role of Alberni Street. Mr. Rudberg explained Alberni Street was linked to the elimination of the Chilco Loop and new entrance to Stanley Park. A route connecting Alberni to the Thurlow/Bute Couplet was one of a number of alternatives presently under review for report back to the Committee later this Fall.

RECOMMENDED

- A. THAT left turn prohibitions southbound on Denman Street at Haro, Barclay, Comox and Pendrell not be installed and the Council resolution of June 22, 1978 be amended accordingly.
 - B. THAT a left turn assist light be provided at the intersection of Denman and Robson Streets.
 - C. THAT a left turn assist light not be provided at the intersection of Denman and Davie Streets.
 - D. THAT City Engineering Staff review with the West End Traffic Committee options for solutions to the Denman Street traffic problem including the future role of Alberni Street.
3. Traffic Conditions in the Vicinity of 8th Avenue West of Burrard Street

On July 10, 1979 following representation from merchants in the 8th Avenue and Burrard area deploring the lack of curbside parking space the Committee recommended, and Council subsequently approved, the following:

- a) That the existing curbside traffic regulations on Burrard Street from the Bridge to Broadway not be changed at this time, but that traffic conditions be monitored to evaluate the impacts of the Burrard Street Improvement Project.
- b) That the City Engineer be instructed to investigate the installation of a loading zone and parking on the south side of 8th Avenue west of Burrard Street.

In a Manager's Report dated July 23, 1979 the City Engineer reported on an investigation conducted in accordance with Recommendation (b).

The Committee was advised an on-street loading zone has been provided for businesses in the area which do not have lane facilities and in the area west of Burrard existing parking for a distance of approximately 45 metres has been limited to one hour in the 9-6 p.m. period to improve parking turnover.

RECOMMENDED

THAT traffic conditions be monitored to determine if curbside regulations on 8th Avenue have a beneficial effect on parking and loading conditions in the area.

Report to Council
Standing Committee of Council
on Transportation
August 16, 1979

(IV-6)

4. Love's Skillet (Jack's Hanging Tree) Sidewalk Cafe

The Committee had for consideration a Manager's Report dated July 31, 1979 (on file) in which the City Engineer reported on refusal of a request by the owner of Love's Skillet Cafe (Jack's Hanging Tree) that the agreement pertaining to the sidewalk cafe be amended to permit the installation of sliding glass panels which would remain in place year round.

The owner of the Cafe, Mr. E. Martin was present to appeal the City Engineer's decision.

The Assistant City Engineer (Traffic Division) advised the Committee that the sidewalk cafe operated by Love's Skillet was one of the first operations of its type and was approved by Council prior to the adoption of guidelines governing this type of establishment. Mr. Rudberg pointed out the guidelines encouraged an open appearance without visual obstructions to ensure that sidewalk cafes were an extension of the activity and vitality found on the street scene. The sliding glass windows requested by Love's Skillet would increase the enclosure of this sidewalk cafe by 50%; in effect constituting a structural extension of the building onto the sidewalk and would be contrary to Council's guidelines.

Mr. Martin advised the Love's Skillet sidewalk cafe was the first to be introduced in the City. It was designed by the same architect who designed Granville Mall and cost approximately \$10,000. The cafe was capable of year round use but without the sliding glass windows, could only be used in the summer months, or 40% of the time.

RECOMMENDED

THAT the appeal by Mr. E. Martin to amend the Love's Skillet (Jack's Hanging Tree) sidewalk cafe licence agreement be denied and that Council reaffirm the intent of the existing sidewalk cafe design guidelines, which is to encourage an open appearance without visual obstruction, and prohibit the closed structural extension of a restaurant onto the sidewalk.

5. Request for Pedestrian Actuated Signal at the Intersection of Dundas Street and Lakewood Drive

On March 15, 1979 the City Engineer reported on a citizen's request for a pedestrian actuated signal at the intersection of Dundas Street and Lakewood Drive. At that time pedestrian crossing studies conducted in November 1977 (and earlier studies in January, 1974) showed a signal was not warranted and the Committee instructed that additional studies be carried out in early summer for report back in four months time.

Before the Committee for consideration was a Manager's Report dated July 31, 1979 (on file) which analysed further data gathered during morning and evening rush hours in June this year, confirming the earlier findings that a signal is not warranted at this intersection.

RECOMMENDED

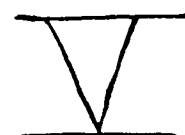
THAT a pedestrian signal not be installed at the intersection of Dundas Street and Lakewood Drive.

* * * *

The meeting adjourned at approximately 4:45 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 797-8



REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

August 16, 1979

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, August 16, 1979, at 3:30 p.m., in the No. 3 Committee Room, third floor, City Hall.

PRESENT: Alderman Puil (Chairman)
Alderman Ford
Alderman Gerard
Alderman Little

ABSENT: Alderman Marzari

CLERK: G. Barden

RECOMMENDATION

1. The Vancouver Art Gallery - 1979 Supplementary Grant Request

On February 6, 1979, City Council, when considering the recommendation of the Finance Committee respecting the Vancouver Art Gallery's 1979 civic grant request for operating purposes, approved a grant of \$338,612, exclusive of \$6,707 requested for the acquisition of photographic equipment. The Committee had recommended that the grant of \$6,707 be deferred for consideration following the finalization of the total civic budget for 1979.

The Committee considered a Manager's Report dated July 31, 1979, wherein the Director of Finance reported that the Director of the Vancouver Art Gallery had advised the Committee that Vancouver is the only gallery in Canada that does not have a catalogue of its collection and the \$6,707 is for photographic equipment for this purpose.

Following discussion, it was

RECOMMENDED

THAT City Council approve a grant of \$6,707 to the Vancouver Art Gallery for photographic equipment, the source of funding to be Contingency Reserve.

2. Request for Additional Staff Position - Police Department, Second Hand Squad, Firearms Unit

The Committee considered a Manager's Report dated July 31, 1979, wherein the Director of Finance reported that the Vancouver Police Board requested City Council to consider the provision of funds for an additional clerk and the necessary furniture and equipment for the Firearms Unit of the Second Hand Squad.

Clause No. 2 cont'd:

Bill C-51, the Federal Firearms Legislation, which became effective January 1, 1979, makes it a requirement for everyone who acquires possession of a firearm in any manner whatever, to have issued to them a valid Firearms Acquisition Certificate. The Vancouver Police Department is now responsible for the issuing of the certificates in the City of Vancouver. The Police Department, in assuming this responsibility, developed and implemented a procedure on a trial period.

The trial period has proved that the procedures are satisfactory to the Chief Provincial Firearms Officer and to our own Internal Auditor, but it has also determined that there is a need for a recording clerk on at least a half-time basis. It is not, however, considered feasible to employ a person on a part-time basis when the work imposed by public demand is more or less evenly distributed over a five day work week and not suited to a part-time position.

A review of the clerical duties in the Second Hand Squad and the Communications Section shows that there is an increasing clerical work load in the former, and significant increase in non-emergency type calls in the latter, both of which are creating a work back log which can only be resolved by an increase in staff or reassigning of some duties. It is therefore proposed to establish an additional full time clerical position to fulfil the requirements of the Firearms Acquisition legislation, and to assign some of the duties of these other areas to this position. It is estimated that approximately 88% of the recurring costs of this position, at 1979 rates, will be funded from the receipts of the F.A.C. application as shown in the following table:

Estimated Costs:

<u>Salaries and Fringe Benefits</u>	<u>Annual cost at 1979 Rates</u>
Additional Clerical position at mid range - \$1,002 per month	\$ 12,024
Fringe Benefits at 12.5%	1,503
Vacation Relief (3 weeks annually)	752

The Trial Period indicates that an average of 120 applications per month can be expected at a fee of \$10 per application, of which the City retains \$8.49.

This should result in City revenue of	<u>12,226</u>
Net Cost to the City	<u>\$ 2,053</u>

There is an amount of \$12,000 provided in the 1979 operating budget to fund the cost of temporary help for the initial trial period and the balance of the 1979 fiscal year. The purpose of this report is to establish a position on a permanent basis.

The City Manager recommended approval of the request since the position has been largely necessitated by the new firearms legislation and can be almost completely financed by the revenues from the new permits.

Clause No. 2 cont'd:

Following discussion, it was

RECOMMENDED

THAT an additional clerical position be established in the Second Hand Squad, Firearms Unit of the Police Department at a net annual cost of \$2,053, subject to classification by the Personnel Services Department.

3. Heritage Festival Society Funding for 1980

The Committee had for consideration a Manager's Report dated August 7, 1979, wherein the Director of Social Planning requested advance funding for the Heritage Festival Society activities to be held in 1980, and further that the 1980 grant be allocated at the same time as the 1979 June budget review - in August.

The Director of Social Planning reported that it is necessary to be assured of funding prior to the start of 1980 and preferably a year in advance to allow sufficient time to plan events and book companies for festival events in order to properly plan and program the 1980 Heritage Festival activities.

The planning, resource management and booking of performing arts groups and individuals is a year round function. Effective core staff has been developed during the past year-and-a-half with the help of Canada Works funding. While public relations people, casual labour and technical staff can be hired on a temporary short term basis, the administration and development of the Heritage Festival programs requires a core staff of three on a year round basis. In the past, Canada Works has enabled us to obtain these staff. There will be no year round Canada Works funds available in 1980, but there may still be Federal and Provincial Student Works programs.

The City grant to the Heritage Festival Society totalled \$75,365 in 1979 consisting of \$57,000 basic plus \$18,365 City share toward the Canada Works component of the Heritage Festival Society activities. Gross revenue and program costs for 1979 based on best available estimates were as follows:

<u>Estimated Revenue</u>	<u>Estimated Programs Cost</u>
Childrens's Festival	Young People's
Sales \$ 75,000	Festival \$210,000
Folk Music Festival 130,000	Folk Music
Winter Concert Sales 20,000	Festival 170,000
City Contribution 75,865	Purchase &
Secretary of State 25,000	Repairs of Tents
B.C. Arts 25,000	& Equipment 35,000
Foundations 10,000	Winter Folk
Canada Week Committee 12,500	Concert Series 20,000
Canada Council	National Book
Literary Division 27,000	Festival 27,000
National Touring 30,000*	Canada Sings 12,500
Federal Works Program 106,000	Young People's
	Supershow Tour 15,000
	General Adminis-
	tration & Misc. 40,000
<u>\$536,365</u>	<u>\$529,500</u>

Report of Standing Committee
on Finance and Administration
August 16, 1979

(V-4)

Clause No. 3 cont'd:

*Paid performers travel and fees directly.

Gross funding requirements for 1980 including adjustments for inflation appear to amount to \$400,000 broken down by revenue sources as follows:

City of Vancouver	\$102,000
Province of B.C.	25,000
National Touring	30,000
Foundations	10,000
Secretary of State	25,000
Ticket Sales	200,000
Other	10,000
	<hr/>
	\$402,000

If Student Works programs become available this would reduce the City share to \$82,800 (1979 level + 9% inflation) with any balance of Student Works funding being used to improve the programs.

During discussion, it was suggested that advance funding be provided, excluding the Summer Works program portion and the Social Planning Department report back to the Committee if Canada Works funding is not received.

It was

RECOMMENDED

THAT City Council approve advance funding in the amount of \$82,800 for the 1980 Heritage Festival Society program, the source of funding to be Contingency Reserve.

4. Audience Development - Free Bus Shelter Advertising

On July 10, 1979, City Council requested the City Manager to report back on the utilization of free bus shelter advertising space so that it could be co-ordinated and used by cultural groups in the City, and that the matter be referred back to the Standing Committee on Finance and Administration for further consideration when the City Manager's report on audience development program is before it.

The Committee considered a Manager's Report dated August 2, 1979, wherein the Director of Social Planning reported on a proposed audience development program.

On July 27, 1979, a letter addressed to the Senior Social Planner from the Vancouver Professional Theatre Alliance (representing eleven of the City's most prominent cultural organizations) requested \$8,600 to organize and evaluate a four month (September through December) audience development campaign on behalf of theatre, music and dance. The Theatre Alliance has been active for several years as an information sharing organization, but heretofore, has declined to take on a co-ordinating role. In the opinion of the Senior Social Planner, this is the one group in the City which is capable of doing the best job in this area.

Report of Standing Committee
on Finance and Administration
August 16, 1979

(V-5)

Clause No. 4 cont'd:

It has the capability of encouraging financial participation on behalf of a large number of performing arts groups, as well as attracting funding from other levels of government. Individually, they have the most experience and the greatest commitment to provide audience information, and collectively they are able to command the best resources.

The principle of a short term campaign at limited cost appears to be a sound and practical approach and to this end the Director of Social Planning is prepared to commit \$1,500 from the department's Purchase of Research Service funds with a view to receiving a comprehensive report with recommendation on all the possible techniques for audience development.

The Vancouver Professional Theatre Alliance considers use of the city's free bus shelters advertising central to the proposal. The City Engineer at the request of the City Manager, is preparing a report on the long term use of this advertising space, presumably to include use for the cultural organizations. As well, other civic uses will be considered. However, a discussion with the City Engineer indicated that a short term use of available advertising space by the Vancouver Professional Theatre Alliance presents no apparent problems.

In order to proceed with the project and in addition to the \$1,500 to be provided from the Social Planning Department budget, the Vancouver Professional Theatre Alliance requires an additional \$7,100 for the design, printing and distribution of posters.

Ms. Pamela Hawthorne attended the meeting and advised there is a great deal of interest and excitement in the community about the program and described the various designs that would be used for the campaign.

During discussion, it was suggested that the \$5,000 could be taken out of the Social Planning Department's Reser fund since there is an unexpended balance of \$17,300 in that account, and the Director of Social Planning could speak to this suggestion when the report goes to Council. It was also felt that provision of the funds should not be taken as a precedent in respect of a permanent audience development program. The Committee favoured proceeding with a trial run on the free bus shelter advertising, as it was felt that the City could make many uses of the space, such as five-year plan advertising, etc.

Following further discussion, it was

RECOMMENDED

- A. THAT Council approve the use of free bus shelter advertising to promote music, dance and theatre to be co-ordinated by the Vancouver Professional Theatre Alliance with the understanding that the City may withdraw use of the shelters for civic purposes at any time, with reasonable notice.

Clause No. 4 cont'd:

- B. THAT City Council approve a cultural grant to the Vancouver Professional Theatre Alliance in the amount of \$5,000 for the designing and printing of posters and other expenses involved in the Audience Development campaign for an initial period of one year, the source of funding to be the Social Planning Department's Reser funds.
- C. THAT the Vancouver Professional Theatre Alliance use its best efforts to develop additional funding from cultural organizations, other levels of government and the private sector to support this as an ongoing effort in 1980.
- D. THAT the Director of Social Planning in consultation with the City Engineer, report back early in 1980 with regard to evaluation of the Vancouver Professional Theatre Alliance audience development campaign.

5. Stanley Park Seawall Cycle Path
Devonian Foundation

The Committee considered the attached Manager's Report dated July 12, 1979, wherein the Director of Finance reported on a projected shortfall of \$361,300 from the Federal Canada Works Program for the Stanley Park Seawall Cycle Path. Details of the shortfall are set out in the Manager's Report.

In March 1979, City Council, in addition to approving the known shortfall at that time of \$147,700 (50% City, 50% Park Board) requested the Devonian Foundation for an extension of the time limit on their grant, this was refused. The Park Board, on June 11, 1979, dealt with this matter and passed the following resolutions:

- i) That the original agreement dated September 27, 1977 between the Devonian Foundation, the City of Vancouver, and the Park Board, not be altered.
- ii) That a high priority application through the Provincial "Community Recreation Facilities Assistance Program" for a \$400,000 grant in October 1979 be submitted.
- iii) That any future Canada Works funding be utilized to offset City/Park Board deficits proportionately.
- iv) That this report be forwarded to City Council for approval.

The Director of Finance advised that if the continuation of the project is approved, in order to avoid any further cost to the City and to clarify any further Federal or Provincial recoveries, he recommended that the following be approved instead of resolution (iii) of the Park Board:

Report of Standing Committee
on Finance and Administration
August 16, 1979

(V-7)

Clause No. 5 cont'd:

- THAT any future Provincial or Federal funding for this project will be applied firstly to the estimated shortfall of \$361,300 and then on a 50/50 basis towards the \$147,700 previously contributed by the City and the Park Board.
- THAT the Park Board be advised that if sufficient funds are not forthcoming from the Provincial or Federal Governments at the time of the 1980 Supplementary Capital Budget, the shortfall shall be met out of that budget, with 50% of the shortfall being taken out of the Parks' Board share of the Supplementary Capital Budget.

The Committee felt that the Seawall project should be continued and it was

RECOMMENDED

- A. THAT the original agreement dated September 27, 1977, between the Devonian Foundation, the City of Vancouver, and the Park Board, not be altered.
- B. THAT a high priority application through the Provincial "Community Recreation Facilities Assistance Program" for a \$400,000 grant in October 1979 be submitted.
- C. THAT any future Provincial or Federal funding for this project will be applied firstly to the estimated shortfall of \$361,300 and then on a 50/50 basis towards the \$147,700 previously contributed by the City and the Park Board.
- D. THAT the Park Board be advised that if sufficient funds are not forthcoming from the Provincial or Federal Governments at the time of the 1980 Supplementary Capital Budget, the shortfall shall be met out of that budget, with 50% of the shortfall being taken out of the Parks' Board share of the Supplementary Capital Budget.

(Alderman Puil wished to be recorded as opposed.)

6. Quarterly Review of Operating Budget Revenues and Expenditures as at June 30, 1979

The Committee considered the attached Manager's Report dated August 9, 1979, wherein the Director of Finance reported on the Quarterly Review of Operating Budget Revenues and Expenditures as at June 30, 1979, and in accordance with Council's instructions, is submitted for approval and information. A copy of the monthly statement of revenues and expenditures is on file in the City Clerk's office and may be examined in detail by members of Council.

Clause No. 6 cont'd:

Following discussion, it was

RECOMMENDED

- A. THAT the 1979 Revenue and Expenditure appropriations be adjusted as follows:

<u>Revenues</u>	<u>Appropriation Increase (Reduction)</u>
General Tax Levy	\$254,681
Grants in Liew of Taxes, Provincial Government	410,915
Taxes on Property sold by City	130,000
By-Law Fines	<u>100,000</u>
Net Increase in Revenue	<u>\$895,596</u>
<u>Expenditures</u>	
Contingency Reserve (for Park Board)	\$222,024
By-Law Fines Collections	12,000
Bank Collection Charges	<u>2,400</u>
Net Increase in Expenditures	<u>\$236,424</u>
 Increase in Revenues over Increase in Expenditures	 <u><u>\$659,172</u></u>

- B. THAT the increase in revenues over expenditures estimated at \$659,172 be transferred to the Current Surplus on Revenue Account.

INFORMATION

7. Analysis of 1979 Property Tax Roll for
Single-Family Residences

The Committee considered a Manager's Report dated July 18, 1979, wherein the Director of Finance gave an analysis of 1979 property tax roll for single family residences. In 1979, several factors affecting the tax levies changed:

- a) For general purposes, single family residence assessed values were up 2.5%, and the mill rate decreased from 44.395 to 44.020, resulting in the average single family residence being charged \$7 more in general purpose taxes than in 1978.
- b) For school and other purposes, single family residence assessed values increased 3.15% and the mill rate decreased from 52.935 to 50.936, resulting in the average single family residence being charged \$3 less than in 1978.
- c) The Home Owner Grant was increased by \$100.

The net result of the above is that the average single family residence experienced a reduction of \$96 or 14% in 1979 property tax levies.

Clause No. 7 cont'd:

The Manager's Report, which was previously circulated, provides more detailed information regarding the 1979 assessments and the tax levies of the individual jurisdictions.

Following discussion, it was

RECOMMENDED

THAT the Manager's Report dated July 18, 1979, be received for information.

RECOMMENDATION

8. Business Tax

On July 24, 1979, City Council referred a Manager's Report dated July 20, 1979 to the Finance Committee for consideration, wherein the Director of Finance and the Director of Legal Services reported on business tax in part as follows:

"The City of Vancouver has the power to levy an annual business tax on every person occupying or using any real property for the purpose of carrying on within the City any business, trade, profession, or other occupation. The Charter further specifies that the tax will be based on the annual rental value of the real property occupied or used for the purpose of such business.

The difficult problem in some instances is to determine whether or not the activity taking place is a 'business'. The Director of Finance and the Director of Legal Services have reviewed with the B.C. Assessment Authority all of those instances where there is any question or borderline consideration that an activity may be considered a business or conversely not be considered as a business.

The reason for this review is the ongoing effort to make our taxing systems as equitable as possible for all taxpayers. We have reviewed the existing exempt areas of business and have eliminated the ones clearly exempt in law or where we are of the opinion that they are clearly not a business."

The Director of Finance and Director of Legal Services dealt only with those classes of activities where some doubt exists and submit those for consideration, and some cases where it is felt the activity is definitely a business and therefore recommend the imposition of business tax as follows:
(legislative changes may be needed)

i) Credit Unions

Credit Unions are presently exempt under the Credit Union Act of the Province and this exemption is repeated in our by-law. However, in the opinion of your staff, credit unions are no different than banks and should be subject to business tax. This would require a legislative amendment and we would recommend that Council request this of the Provincial Government.

Clause No. 8 cont'd:

ii) Hotel and Motel Rooms

Council will remember that this was a very contentious subject with the Provincial Government when a number of years ago the City implemented a process for charging a business tax equivalent on hotel and motel rooms (rooms for personal occupancy). The Province at that time passed legislation that prevented the City from implementing the proposed business tax, and in turn placed the provincial sales tax on hotel and motel rooms. Whether or not Council would wish to pursue this at all is for Council to consider but your staff would point out that Calgary, Edmonton, and Winnipeg all charge business tax on motel and hotel rooms.

iii) Legions (Beverage Premises and Dining Areas)

These premises are presently not charged business tax because societies, or organizations similar to unions in the legal sense, operate them and they are therefore exempt. It could certainly be considered that the beverage premises and dining areas are business-type enterprises, but they are run by organizations that cannot be categorized as businesses. It is submitted for Council's consideration whether or not this should be pursued. It would presumably require some legislative action, certainly at the City level.

iv) Pier Occupiers

The City lost its legal case in attempting to levy business tax on the occupiers of the NHB piers. It is of course considered by the City that there are substantial 'business' operations on the piers owned by the NHB. They were found to be non-taxable under present Provincial legislation by the Courts but this does not preclude Council requesting that legislative changes be made to correct this situation. We would recommend that Council request this legislative change from the Province.

v) B.C. Hydro and Power Authority

In the opinion of your staff, B.C. Hydro is clearly a business. It is also difficult to justify Vancouver taxpayers subsidizing head office space and other operations of a Province-wide corporation. Given this, we would recommend that City Council request a legislative change that would make B.C. Hydro subject to business tax, at least for B.C. Hydro's commercial and technical office space.

vi) B.C. Systems Corporation

The B.C. Systems Corporation is presently exempt because it is performing work for government departments, but it is your officials' opinion that if B.C.S.C. ever commences doing work for Crown Corporations that are paying business tax or for the general public, then B.C.S.C. should be subject to business tax. This would be a matter to be brought up in the future.

Report of Standing Committee
on Finance and Administration
August 16, 1979

(V-11)

Clause No. 8 cont'd:

vii) PNE - Racetrack

The present Council position on this matter is that at such time as the racetrack lease is re-negotiated, business tax should be imposed.

The Committee discussed the matter and did not feel that a business tax should be imposed on the beverage premises and dining areas of Legions. The Committee agreed that Council should pursue imposing business taxes as follows:

RECOMMENDED

- A. THAT Council request Provincial legislative amendments permitting the levying of business tax on credit unions.
- B. THAT Council request Provincial legislative amendments clarifying the question of pier occupancy for 'business' purposes.
- C. THAT Council request Provincial legislative amendments permitting the levying of business tax on the office operations of B.C. Hydro.
- D. THAT Council request Provincial legislative amendments permitting the application of business tax to hotel and motel rooms.

The meeting adjourned at approximately 4:45 p.m.

(All Manager's Reports noted were previously circulated and are on file in the City Clerk's office.)

FOR COUNCIL ACTION SEE PAGE(S) 798-9